THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243706** Karen Johnson Davidson County Batch# 977963 **DEEDWARR** 03/07/2023 11:38:55 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20230307-0016338	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2023. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2026

WARRANTY DEED

Address New Owner: Caroline C. Bass 310 Ashlawn Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 06 0G 310.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne G. Sheriff and Benjamin Norris, both unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline C. Bass**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain Real Estate in Davidson County, Tennessee, described as follows, Unit No. 310 of Burton Hills, Village of Ashlawn, A Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code annotated, and as Established by a Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills, Village of Ashlawn, a condominium, as set forth in Exhibit B of said Master Deed for a more identification and description of such unit.

Being the same property conveyed to Anne G. Sheriff and Benjamin Norris, wife and husband, by Warranty Deed from Connie J. Long and James Eddie Long, wife and husband, of record in Instrument No. 20181121-0114676, in the Register's Office of Davidson County, Tennessee, dated November 19, 2018 and recorded on November 21, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Tracts 1,2, & 11 of Burton Hills, as recorded in Book 6250, Page(s) 978 and Amendment recorded in Book 6900, Page 304.
Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Instrument No. 20031219-0181028.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burton Hills, Village of Ashlawn, A Condominium of record in Book 7076, Page 696, as amended by instrument(s) of record in Book 7308, Page 859; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491.

Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

This is improved property located at 310 Ashlawn Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2023.

Anne G. Sheriff

Benjamin Norris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne G. Sheriff and Benjamin Norris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2023.

Notary Public
My Commission Expires: _____

