THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845558

Karen Johnson Davidson County
Batch# 1049307 **DEEDWARR**
09/13/2023 09 58 10 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20230913-0071731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $500,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2023

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen Z. Capell	New Owner	Tax Parcel ID No
210 Boxmere Place		131 06 0E 210.00
Nashville TN 37215		

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, **Timothy Lawson and Leslie Lawson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Z. Capell, a single woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 210 of Burton Hills, Village of Boxmere, Phase I, a Condominium, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 6666, Page 749, amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831 and amended in Instrument No. 20100401-0024317 and Book 6921, Page 226, Register's Office for said County, to which source reference is made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Timothy Lawson and Leslie Lawson, husband and wife, by Warranty Deed from Randall James Greene, married, of record in Instrument No. 20190502-0040997, in the Register's Office of Davidson County, Tennessee, dated April 24, 2019 and recorded on May 02, 2019.

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 Burton Hills, as recorded in Plat Book 6250, Page 284; as revised in Plat Book 6250, Page 649 and as amended in Plat 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 Book 9882, Page 733.

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 Boxmere, Phase I, a Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308; Book 6908, Page 738; Book 6921, Page 226, amendment to ByLaws recorded Book 6911, Page 831 and in Instrument No. 20100401-0024317; 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 recorded in Book 7240, Page 543 and Book 7240, Page 547.

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 210 Boxmere Place 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 12th day of September, 2023

Timothy Lawson

Leslie Lawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Lawson and Leslie Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024