Davidson County DEEDWARR
Recvd: 07/18/06 11:09 2 pgs
Fees:13.00 Taxes:1272.80
20060718-0086391

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $344,000.00

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 17th day of July, 2006.

Notary Public

Expiration of commission 5-21-09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robyn Williams	**New Owner**	**Map 131-2-D, Parcel 16-CO**
4204 Hillsboro Pike Unit #116		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ashley C. Wentz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robyn Williams

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as unit No. 16 of Hillsboro Hall, Phase I, a Horizontal Property Regime (being The Plan of The Village at Hillsboro) located on Hillsboro Pike, in Nashville, Tennessee, together with Easements as shown on the plat of Hillsboro Hall, Phase I, of record in Plat Book 11700, page 45, Register's Office for Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 11713, page 350, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase I, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 11713, page 350, said Register's Office, and by-Laws recorded in Book 11713, pages 356 and 381, as amended in Instrument No. 20000202-0010655, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Ashley C. Wentz, an unmarried person, by Warranty Deed, from Timothy R. Pugh and wife, Melinda S. Pugh, of record in Instrument No. 20050607-0064941, Dated June 3, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 11700, page 45, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11713, page 350, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 11713, page 356, Book 11713, page 381 and Instrument No. 20000202-0010655, Register's Office for Davidson County, Tennessee.
Subject to right of others in and to common area/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 4204 Hillsboro Pike Unit #116, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of July, 2006.

Ashley C. Wentz by: A. Scott Hubbard Atty. in fact
Ashley C. Wentz
By: A. Scott Hubbard, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ashley C. Wentz for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Ashley C. Wentz, and is authorized by Ashley C. Wentz to execute this instrument on his/her behalf.

Witness my hand, at office, this 17th day of July, 2006.

LAURA B. RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura B. Rininger
Notary Public

My Commission Expires: June 8th 09

File #: **06439-SH**
RECORD & RETURN TO:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215