Davidson County DEEDWARR
Recvd: 08/28/07 10:11 2 pgs
Fees:13.00 Taxes:1443.00

20070828-0103037

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2007080022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $390,000.00

Sworn to and subscribed before me this 15th day of August, 2007.

Affiant

Notary Public

JOY NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kelly Boudreaux Sr. 2600 Hillsboro Pike #222 Nashville, TN 37212	SAME	117-3-H-222 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vernon L. Fiddler and wife, Christina C. Fiddler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Boudreaux Sr.,** married, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 222 and Garages G-49 and G-50, THE ENCLAVE AT HILLSBORO VILLAGE, A CONDOMINIUM DEVELOPMENT, as established under Master Deed of record in Instrument No. 20051005-0119789, amended at Instrument Nos. 20060210-0016562 and 20060919-0116052, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Description is the same as the previous deed of record.

Being the same property conveyed to Vernon L. Fiddler and wife, Christina C. Fiddler by Special Warranty Deed from Nashville Enclave, LP, A Texas Limited Partnership (F/K/A Nashville Enclave Apartments, LP, A Texas Limited Partnership) recorded October 16, 2006 in Instrument No. 20061016-0127968, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562, and further amended in Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee. Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **2600 Hillsboro Pike #222, Nashville, TN 37212.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of August, 2007

Vernon L. Fiddler by Kimberly White attorney in fact
Vernon L. Fiddler

Christina C. Fiddler by Kimberly White attorney in fact
Christina C. Fiddler

STATE OF Tennessee

COUNTY OF Williamson

On this 15th day of August, 2007, before me personally appeared Kimberly White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vernon L. Fiddler and Christina C. Fiddler, and acknowledged that [s]he executed the same as the free act and deed of Vernon L. Fiddler and Christina C. Fiddler.

Witness my hand, at office, on this 15th day of August, 2007.

Notary Public

My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept. 16, 2007