Davidson County DEEDWARR
Recvd: 06/03/08 15:07 2 pgs
Fees:13.00 Taxes:1665.00

20080603-0056703

B0936
23122

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

P. Nicole Daughtry
Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2008

June E. Rowell
Notary Public

WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-08-229

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khan W. Li	SAME (NAME)	
2600 Hillsboro Pike Unit #229 (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	117-3-H-229 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MIE MATSOUKA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KHAN W. LI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT #229 AND STORAGE SPACE S210 ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20051005-0119789 AS AMENDED IN 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.

BEING THE SAME PROPERTY CONVEYED TO MIE MATSUOKA, UNMARRIED BY WARRANTY DEED FROM NASHVILLE ENCLAVE , L.P., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP) RECORDED JULY 12, 2006 IN INSTRUMENT NO. 20060712-0083748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS MASTER DEED ESTABLISHING THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20051005-0119789 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20060210-0016562 AND 20060919-0116052; CHARTER OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, INC. RECORDED AT INSTRUMENT NOS. 20050926-0115605 AND 20050928-0116816; STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20060406-0039476; CONVEYANCE OF OPEN SPACE RECORDED IN INSTRUMENT NO. 20070919-0111937 AND AFFIDAVIT RECORDED IN INSTRUMENT NO. 20071002-0117298, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike Unit #229, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 2nd day of June, 2008.

Mie Matsouka

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mie Matsouka, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2008.

Notary Public

My Commission Expires: 11/2/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903