BILL GARRETT, Davidson County
Trans:T20100025946 DEEDWARR
Recvd: 04/30/10 12:43 2 pgs
Fees:13.00 Taxes:976.80
20100430-0033054

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $264,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2010.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christine A. Craft **Charles R. Celania**	**New Owner**	**Map 117, Group 03-0-H, Parcel 240.00CO**
12577 N. 120th Place		
Scottsdale, AZ 85259		

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,

Jennifer Jay Stribling, unmarried

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

Christine A. Craft and Charles R. Celania, rights of survivorship

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, being Unit 124 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Jennifer Jay Stribling, by Special Warranty Deed, from Nashville Enclave, L.P., f/k/a Nashville Enclave Apartments, LP, a Texas limited partnership, of record in Instrument No. 20061004-0123166, Dated September 29, 2006, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter for Home Owners Association of record in Instrument No. 20050926-0115605 and Instrument No. 20050928-0116816, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060406-0039476, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20070919-0111937, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20051005-0119789 and amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20051005-0119789, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2600 HIllsboro Pike, #124, Nashville, TN 37212.

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 22nd day of April, 2010.

Jennifer Jay Stribling

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jennifer Jay Stribling , the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 22nd day of April, 2010.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100262CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027