WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033785 DEEDWARR
Recvd: 06/03/10 14:16 2 pgs
Fees:13.00 Taxes:1110.00
20100603-0043089

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Abraham Gehrie	New Owner	117030H21400CO
(NAME) 2600 Hillsboro Pk,#214	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Fireball Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Abraham Gehrie and Amaris McCord Keiser, husband and wife, 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:

Real Property located in Davidson County, Tennessee, being Unit No. 214, Garage G-36 and Storage Space S-211, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established by Master Deed of record as Instrument No. 20051005-0119789 and amended in Instrument No. 20060210-0016562 and further amended in Instrument No. 20060919-0116052, in the Register's Office for Davidson County, Tennessee to which Master Deed reference is hereby made for a complete description thereof.

Being the same property conveyed to Fireball Properties, LLC by Warranty Deed from NASHVILLE ENCLAVE, L. P., A TEXAS LIMITED PARTNERSHIP (f/k/a Nashville Enclave Apartments, L.P., A Texas Limited Partnership) which deed was recorded February 6, 2007 as Instrument No. 20070206-0015714 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS contained in Master Deed and By-Laws for The Enclave at Hillsboro Village of record as Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee; further subject to provisions and requirements of the Tennessee Horizontal Property Act as set forth in T.C.A. 67-27-101 et seq.

unimproved ☐

This is improved ☑ property, known as 2600 Hillsboro Pike, Condominium 214, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 hand this 28th day of May, 2010.

FIREBALL PROPERTIES, LLC

BY:
Sandra G. Doyle, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sandra G. Doyle, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Member of **Fireball Properties, LLC**, the within named bargainor, a limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by herself as such Member.

WITNESS my hand and seal this 28th day of May, 2010.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

