THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040283** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,900.00. Stephanie A. Kennedy Affiant Subscribed and sworn to before me, this 28th day of May, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Stephanie A. Kennedy 4224 Hillsboro Pike Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131020H00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen L. Griffin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie A. Kennedy, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4224 together with parking space No. 15 of Hillsboro Quarters Condominiums, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Document No. 20040421-0045569 and amended in Document No. 200405110054050, Document No. 200501100003192 and Document No. 200504250045365 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Being the same property conveyed to Karen L. Griffin by Warranty Deed from Sajid A. Khan, a married man, recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105487, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLLYWOOD PLACE, as recorded in Plat Book 547, Page(s) 85 and 86.

Charter of Hillsboro Quarters Condominium Owner's Association, Inc. recorded at Instrument No. 20040330-0035515.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed and ByLaws establishing HILLSBORO QUARTERS Condominium of record in Instrument No. 20040421-0045569 , as amended by instrument(s) of record in Instrument Nos. 20040511-0054050, 20050110-0003192, 20050425-0045365 and 20070905-0106403; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

BILL GARRETT, Davidson County
Trans:T20100033855 DEEDWARR
Recvd: 06/03/10 15:39 2 pgs
Fees:13.00 Taxes:806.23
20100603-0043195

Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20040526-0061600 and 20040526-0061601.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4041, Page 9.

Easement for Highway Purposes, recorded in Book 4426, Page 398.

Stormwater Detention Agreement recorded at Instrument No. 20030530-0073121.

Conveyance to Homeowner's Association recorded at Instrument No. 20041230-0155026.

This is improved property located at 4224 Hillsboro Pike Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2010.

Karen L. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen L. Griffin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County