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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 29494-04-2010**<br>File box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $191,000.00.<br>Affiant<br>Subscribed and sworn to before me this 4th day of June, 2010.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

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| **Address New Owner:**<br>Colleen M. Kiernan<br>150 Hillsboro Place<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Suntrust Mortgage, Inc.<br>401 Commerce Street, Ste. 6100<br>Nashville, TN 37219 | **Tax Information:**<br>Map and Parcel No.:<br>117030C15000CO |

**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, **Justin Wittkopf and wife, Maria Wittkopf**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen M. Kiernan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 150 Hillsboro Place, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of June, 2010.

Justin Wittkopf BY

Justin Wittkopf
BY: Maria Wittkopf, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Maria Wittkopf

BILL GARRETT, Davidson County
Trans:T20100034666 DEEDWARR
Recvd: 06/08/10 08:25 2 pgs
Fees:13.00 Taxes:706.70
20100608-0044275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Maria Wittkopf**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2010.

Notary Public

My Commission Expires:_____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Wittkopf, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Justin Wittkopf and is authorized by the said Justin Wittkopf to execute this instrument on his behalf.

Witness my hand at office, this 4th day of June, 2010.

Notary Public

My Commission Expires:

GEORGE E. WOOTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 150 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, page 725, amended in Plat Book 5200, pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenent interest in the common elements of Hillsboro Place, a horizontal property regime established by Master Deed of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to Justin Wittkopf, unmarried, by deed dated 6/7/2002 from George E. Arquitt, III and wife, Carrie L. Kiefer Arquitt of record in Instrument No. 20020610-0070045, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Hillsboro Place Homeowner's Association of record in Book 6265, page 260, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Place, of record in Book 6244, page 394, amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 9009 and Book 4158, page 34, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 725, amended in Plat Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee.
7. Easement for dedication of record in Book 4240, page 209, Register's Office for Davidson County, Tennessee.
8. Declaration of Easement of record in Book 5221, page 681, Register's Office for Davidson County, Tennessee.
9. Easement granted to the State of Tennessee of record in Book 4633, page 468 and Book 4653, page 915, Register's Office for Davidson County, Tennessee.
10. Grant of Anchor Easement of record in Book 5870, page 33, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Book 6128, page 852, Register's Office for Davidson County, Tennessee.