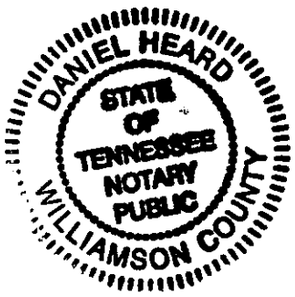
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$515,000.00** Affiant Subscribed and sworn to before me, this 16th day of July, 2010. Notary Public My commission expires: 9/18/2012

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:
Robert L. Scruggs, Trustee	NEW OWNER	**Map\Parcel: 131-05-0-C-600.00CO**
411 Clayborne Court		
Nashville, TN 37215		

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,

Kyle Chowning and wife, Kristy Chowning

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

Robert L. Scruggs, Trustee

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, a Condominium Apartment in Davidson County, Tennessee, being Unit No. 600 of Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 699 and as further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, to which 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 being conveyed to Kyle Chowning and spouse, Kristy Chowning, by Warranty Deed from Highmark Construction Group, Inc., a Tennessee corporation, dated December 20, 2007, of record in Instrument No. 20071221-0146653, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 699, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 6566, Page 4 and Book 6674, Page 583, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Book 6229, Page 484 and Book 4161, Page 814, Register's Office for DAVIDSON County, Tennessee. Stormwater Detention Agreement of record in Book 6702, Page 330, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association of record in Book 7925, Page 64 and Book 8350, Page 426, Register's Office for DAVIDSON County, Tennessee. Deed of Conveyance of record in Book 6303, Page 601, Register's Office for DAVIDSON County, Tennessee. Master Deed and By Laws of record in Book 6822, Page 721, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

BILL GARRETT, Davidson County
Trans:T20100045089 DEEDWARR
Recvd: 07/23/10 09:56 2 pgs
Fees:13.00 Taxes:1905.50


20100723-0057760

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(X)** unimproved (____) property known as **600 Clayborne Court, Nashville, TN 37215.**

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 16th day of July, 2010.

Kyle Chowning

Kristy Chowning

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Kyle Chowning and Kristy Chowning, 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 this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2010.

Notary Public

My Commission Expires:

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **100560KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027