THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30177-08-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2011. Notary Public My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WARRANTY DEED

My Commission Expires FEB. 19, 2013

Address New Owner: Nicole Danielle Andrews 2600 Hillsboro Pike #128 Nashville, TN 37212	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 117 030 H 12800 CO

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, **Shea Weber, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Danielle Andrews, unmarried** ("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 2600 Hillsboro Pike #128, Nashville, TN 37212

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.

BILL GARRETT, Davidson County
Trans:T20110050276 DEEDWARR
Recvd: 08/16/11 12:39 3 pgs
Fees:18.00 Taxes:1184.00
20110816-0063166

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2011.

Shea Weber by

Shea Weber
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr.**, 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, and who further acknowledged that he is the Attorney-In-Fact for the said Shea Weber and is authorized by the said Shea Weber to execute this instrument on his behalf.

Witness my hand, at office, this 12th day of August, 2011.

Notary Public

My Commission Expires:

BETH M. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 128, together with Garages G-78 and G-79, and together with the appurtenant interest in the common elements of The Enclave at Hillsboro Village, a horizontal property regime established by Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Shea Weber by deed dated September 28, 2006, from Nashville Enclave, LP, a Texas limited partnership (f/k/a Nashville Enclave Apartments, LP, a Texas limited partnership), of record in Instrument No. 20061023-0130901, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Charter of Incorporation of The Enclave At Hillsboro Village Condominium of record in Instrument No. 20050926-0115605 re-recorded in Instrument No. 20050928-0116816, 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 The Enclave At Hillsboro Village, of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and in Instrument No. 20060919-0116052, 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. All matters appearing on the Plan of record as Book 974, page 3, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 4544, page 780, Book 4671, page 512, Book 4749, page 468, Book 4471, page 856, and in Book 6502, page 162, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20060406-0039476, Register's Office for Davidson County, Tennessee.