THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11080954**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2011. Notary Public My Commission Expires: My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110062013 DEEDWARR
Recvd: 10/05/11 11:39 2 pgs
Fees:13.00 Taxes:758.50
20111005-0077210

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Erin E. Stark 2600 Hillsboro Pike #357 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-3-H-357.00 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, **Karen Eke n/k/a Karen Rowe and Craig Rowe*, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin E. Stark, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit 357 on the Plan of The Enclave at Hillsboro Village Condominiums as established under the Master Deed of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562, and further amended in Instrument Number 20060919-0116052, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Karen Eke, unmarried by Special Warranty Deed dated October 31, 2008 from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of America, of record in Instrument Number 20081105-0110240, Register's Office for Davidson County, Tennessee. The said Karen Eke is now known as Karen Rowe.

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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all

conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village, a Condominium Development, of record as Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562, and further amended in Instrument Number 20060919-0116052, Register's Office for Davidson County, Tennessee.

By-Laws of The Enclave at Hillsboro Village Condominiums Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed.

Subject to all matters shown on the Plan attached as Exhibit "C" to the aforementioned Master Deed.

Charter of The Enclave at Hillsboro Village Condominiums Association, Inc. of record in Instrument Number 20050926-0116605 and Instrument Number 20050928-0116618, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20060406-0039476, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Area to Homeowners Association of record in Instrument Number 2007091-90111937, Register's Office for Davidson County, Tennessee.

The failure of the legal description set out in Schedule A to adequately identify the location of any related parking unit, and/or carport, and/or storage unit, or any claim thereof.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2600 Hillsboro Pike #357 Nashville TN 37212

***Craig Rowe joins in this conveyance to convey any and all interest is said property.**

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 30th day of September, 2011.

Karen ~~Eke~~ n/k/a Karen Rowe

Craig Rowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Eke and n/k/a Karen Rowe and Craig Rowe, 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 30th day of September, 2011.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY