(3)

WARRANTY DEED

G-VRES-12-2600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-4-14
(AFFIX SEAL)

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lowell E. Pugh	Wells Fargo Bank	
2600 Hillsboro Pike #407	(NAME) 2701 Wells Fargo Way	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Minneapolis, MN 55408	117-3H-407.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHELLEY L. TODD, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOWELL E. PUGH AND WIFE, ANDREA L. PUGH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 407, GARAGE G 22 AND STORAGE SPACE S-43, OF THE ENCLAVE AT HILLSBORO VILLAGE, A CONDOMINIUM DEVELOPMENT, A HORIZONTAL PROPERTY REGIME CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AND AS ESTABLISHED BY A MASTER DEED OF THE ENCLAVE AT HILLSBORO VILLAGE, A CONDOMINIUM DEVELOPMENT OF RECORD IN INSTRUMENT NO. 200510050119789, AMENDED IN INSTRUMENT NO. 20062100016562 AND INSTRUMENT NO. 200609190116052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TIM TODD TO SHELLEY L. TODD AS RECORDED ON THE 5TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110405-0026047 AND SPECIAL WARRANTY DEED FROM NASHVILLE ENCLAVE, L.P., A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP) TO TIM TODD AND WIFE, SHELLEY TODD AS RECORDED ON THE 28TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061228-0160189, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; CHARTER OF RECORD IN INSTRUMENT NO. 20050926-0115605 AND INSTRUMENT NO. 20050928-0116816; MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0119789 AMENDED IN INSTRUMENT NO. 20060210-0016562 AND INSTRUMENT NO. 20060919-0116032; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060406-0039476; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20070919-0111937 CORRECTED IN INSTRUMENT NO. 20071002-0117298 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike #407, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120020355 DEEDWARR
Recvd: 03/21/12 10:30 2 pgs
Fees:13.00 Taxes:1295.00
20120321-0023908

Witness my/our hand(s) this 19th day of March, 2012.

Shelley L. Todd by John Gleaves, Attorney In Fact

Shelley L. Todd by John Gleaves, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of March, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shelley L. Todd and who acknowledged he executed the same as the free act and deed of the said Shelley L. Todd.

Witness my hand and official seal, this the 19th day of March, 2012.

Notary Public

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/7/12

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903