Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
B. Michael Schwalbe
2600 Hillsboro Pike, Unit 212
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **117-3**
GROUP **H**
PARCEL **212.00co**

,

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard M. Kos, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **B. Michael Schwalbe**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Richard M. Kos, by deed dated September 28, 2007 from David J. Callahan, III and wife, Jennifer C. Callahan of record in Instrument no. 20071003-0117786, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2600 Hillsboro Pike, Unit 212, Nashville, Tennessee 37212.**

*Anjum Raja, spouse of Richard M. Kos, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

BILL GARRETT, Davidson County
Trans:T20120032278 DEEDWARR
Recvd: 05/02/12 15:11 4 pgs
Fees:23.00 Taxes:1165.50
20120502-0037797

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **30th** day of **April, 2012.**

Richard M. Kos

Anjum Raja

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard M. Kos and Anjum Raja**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of April, 2012.

NOTARY PUBLIC

MARCHELL M. HOLT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

My Commission Expires:
12/02/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2012.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 212, Garage G 40 and Storage Space S 28 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. 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, 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.