THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12071406**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2012. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120057642 DEEDWARR
Recvd: 08/03/12 14:56 2 pgs
Fees:13.00 Taxes:1165.50
20120803-0069239

WARRANTY DEED

Address New Owner: Miriam Paramore 2600 Hillsboro Pike Apt 122 Nashville TN 37212	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 11703H12.00CO

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, **Liya Beyderman and husband Emmanuel J. Botzolakis** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miriam Paramore , married**, ("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 122 and Garage G 53 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, and further amended in Instrument No. 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 Liya Beyderman and husband, Emmanuel J. Rotzolakis by Deed from Nashville Enclave, L.P., a Texas limited partnership (F/K/A Nashville Enclave Apartments, L.P., a Texas limited partnership) of record in Instrument No. 20070328-0037002, Register's Office for Davidson County, Tennessee, dated March 22, 2007.

The execution of this instrument is effected by the signature of Ildiko Csiki as Attorney in Fact for Emmanuel J Botzolakis, which Power of Attorney is recorded in Instrument 20120803-0069237, said Register's Office.

The execution of this instrument is effected by the signature of Ildiko Csiki as Attorney in Fact for Liya Beyderman, which Power of Attorney is recorded in Instrument 20120803-0069238, said Register's Office.

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.

Taxes for the year 2012 a lien, not yet due and payable.

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 in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and further amended in Instrument No. 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 No. 20050926-0116605 and Instrument No. 20050928-0116618, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Area to Homeowners Association of record in Instrument No. 20070919-0111937, corrected by Affidavit in Instrument No. 20071002-0117298, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement(s) of record in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, Register's Office for Davidson County, Tennessee.

Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said 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 Apt 122 Nashville TN 37212

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 July, 2012.

Liya Beyderman by Ildiko Csiki as Attorney in Fact

Liya Beyderman by Ildiko Csiki as Attorney in fact

Emmanuel J Botzolakis by Ildiko Csiki as Attorney in fact

Emmanuel J. Botzolakis by Ildiko Csiki as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ildiko Csiki,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Liya Beyderman and Emmanuel J Botzolakis,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of July, 2012.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY