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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12091934**<br><br>BILL GARRETT, Davidson County<br>Trans:T20120083069 DEEDWARR<br>Recvd: 10/31/12 15:14 2 pgs<br>Fees:13.00 Taxes:1128.50<br>20121031-0100164 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $305,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this29th day of October, 2012.<br><br>Notary Public<br>My Commission Expires: KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014 |

## WARRANTY DEED

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| Address New Owner:<br>Mangal S. Nagra also known as Mangal Sain Nagra<br>213 Waterbury Circle<br>Franklin, TN 37067 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-2D-15.00CO |

**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, **Karen E. Black, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mangal S. Nagra also known as Mangal Sain Nagra**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 15 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (Being The Plan Of The Village At Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, Page 350, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Hillsboro Hall, Phase I, A Private Elements Horizontal Property Regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, Page 356, and Plat of record in Book 11700, Page 45, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 60, 61, and 62 and a portion of Lot 66, Hollywood Place, recorded in Book 547, Pages 85 and 86, and being Lot 1 and a portion of Lot 2, of record in Book 9700, Page 786, said Register's Office, and Instrument No. 200002020010655. Said Register's Office.

Being the same property conveyed by Quitclaim Deed from Malcolm D. Morrison, unmarried to Karen E. Black, unmarried as recorded on the 10th day of January, 2006 in Instrument No. 20060110-0003900; Quitclaim Deed from Karen E. Black, unmarried to Robert J. Ames, Trustee as recorded on the 27th day of December, 2005 in Instrument No. 20051227-0153760 and Warranty Deed from Haury and Smith Contractors, Inc. to Karen E. Black, unmarried as recorded on the 29th day of February, 2000 in Instrument No. 200002290019812, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO HALL, PHASE I, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, as recorded in Plat Book 11700, Page(s) 45 and HOLLYWOOD PLACE, as recorded in Plat Book 547, Pages 85 and 86 and Plat Book 9700, Page 786.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11713, Page 350, Book 11713, Page 380, Book 11713, Page 356 and Instrument No. 20000202-0010655.

Terms and provisions of by-Laws of Hillsboro Hall, Phase I recorded in Book 11713, Page 381.

Charter of Hillsboro Hall, Phase I recorded in Book 11728, Page 763.

Cross-easements recorded in Book 11622, Page 610.

This is improved property located at 4204 Hillsboro Pike #115 Nashville TN 37215.

**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 29th day of October, 2012.

Karen E. Black

Karen E. Black

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen E. Black, 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 29th day of October, 2012.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014