BILL GARRETT, Davidson County
Trans:T20130060426 DEEDWARR
Recvd: 07/16/13 10:21 3 pgs
Fees:18.00 Taxes:1154.40
20130716-0073328

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Martha Steinbeck, et al
2600 Hillsboro Pike, Unit 241
Nashville, Tennessee 37212

SEND TAX BILL TO:
FNB Bank, Inc.
101 East Broadway
Mayfield, KY 42066

MORTGAGEE:
FNB Bank, Inc.
101 East Broadway
Mayfield, KY 42066

MAP & PARCEL
117-03-0-H- 241.00co (unit) & PART OF MAP & PARCEL : 117-03-0-H-240.00co (garage)

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, **Darren Small (aka Darren W. Small) and wife, Kim Small,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Martha L. Steinbeck, an unmarried woman, as to an undivided 50% interest, and Kate W. Steinbeck, an unmarried woman, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 241 and Garage No,. G81 as specified on the Plat shown in the Master Deed, on the Plan of The Enclave at Hillsboro Village Condominiums, 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 for The Enclave at Hillsboro Village Condominiums, of record under Instrument No. 20051005-0119789 and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Enclave at Hillsboro Village Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record under Instrument No. 20051005-0119789, and as amended in Instrument No. 20060210-0016562, of the Plan and Amendment said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Darren Small and wife, Kim Small, by Deed dated December 21, 2007 from Teresa Wing Yee Chan, unmarried, of record in Instrument No. 20071228-0148544, Register's Office for Davidson County, Tennessee, as to Unit No. 241 and all of the same property conveyed to Darren W. Small, married by Deed dated April 20, 2010 from Jennifer Jay Stribling, unmarried, of record in Instrument No. 20100430-0033050, Register's Office for Davidson County, Tennessee, as to Garage No. G81.

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 2013 and subsequent years.

This is **improved** property known as **2600 Hillsboro Pike, Unit 241 and Garage No. G81, Nashville, Tennessee 37212.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **24th** day of **June, 2013.**

Darren Small

Kim Small

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Darren Small (aka Darren W. Small) and wife, Kim Small**, 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 24th day of June, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

TISHA C. BALDWIN ★ TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY ★

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $312,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of June, 2013.

~~Tisha C. Baldwin~~ Deborah M. O'Neil
NOTARY PUBLIC

My Commission Expires: ~~3/30/2015~~ 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY