Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Lisa Kozenewsk.
Affiant

Subscribed and sworn to before me, this 4th day of September 2013.

Sonya M Branham
Notary Public
My commission expires: 9-21-15

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130076824 DEEDWARR
Recvd: 09/05/13 10:01 2 pgs
Fees:13.00 Taxes:1276.50

20130905-0093618

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Wait	Legends Bank	117030H107.00
2600 Hillsboro Pike, Unit 107	310 N. First St.	
Nashville TN 37212	Clarksville TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janice P. Carnal, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark Wait, a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 107 on the Plan of the Enclave at Hillsboro Village Condominiums as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's and as amended 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 Janice P. Carnal by deed from Nashville Enclave, L.P., A Texas Limited partnership (f/k/a Nashville Enclave Apartments, L.P of record In Instrument No. 20060907-0110785 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20051005-0119789 and amended in Instrument Nos. 20060210-0016562 and 20060919-0116052 , Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject ot the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Enclave at Hillsboro Village Condominiums and recorded in 20051005-0119789 and amended in Instrument Nos. 20060210-0016562 and 20060919-0116052, Register's Office for said county. 3) Charter for The Enclave at Hillsboro Village Condominiums Association of record in

Instrument No. 20050928-0116816 and 20050926-0115605

This property is improved property known as 2600 Hillsboro Pike, Unit 107, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 3 day of September, 2013.

Janice P. Carnal by Grant Hammond, Her Attorney in Fact
Janice P. Carnal, by Grant Hammond
Her Attorney-in-fact

Pat L. Carnal by Grant Hammond His Attorney in Fact
Pat L. Carnal, who joins in this conveyance for the sole purpose of Conveying any marital interest that he may have, by Grant Hammond, His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of September, 2013, before me personally appeared Grant Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janice P. Carnal and Pat L. Carnal acknowledged that such person executed the same as the free act and deed of Janice P. Carnal and Pat L. Carnal.

Sheri Engel
Notary Public

My Commission expires January 11, 2016

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 07849