WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130080699 DEEDWARR
Recvd: 09/18/13 08:53 2 pgs
Fees: 13.00 Taxes: 1295.00
20130918-0098124

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2013.

Notary Public

My commission expires: 11/6/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Raymond Castonguay Lyne D. Levesque Castonguay	New Owners	Map 117-03-0-H Parcel 325-00co
2600 Hillsboro Pike #325		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chase Ventana LLC, a New Mexico limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond Castonguay and Lyne D. Levesque Castonguay

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 325 as specified on the Plat shown in the Master Deed, on the Plan 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 for The Enclave at Hillsboro Village, a Condominium Development, 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, a Condominium Development,, 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 Richard L. Chase and wife, Karla R. Chase, by Deed dated December 24, 2008, from Prudential Relocation, Inc., a Corporation organized and existing under the laws of the State of Colorado, of record in Instrument No. 20090319-0024904, Register's Office for Davidson County, Tennessee and further conveyed by Quitclaim Deed dated October 1, 2009 to Chase Ventana LLC, a New Mexico Limited Liability Company, of record in Instrument No. 20111101-0084732, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "C" to the Master Deed in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Storm Water Detention Agreements in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, Register's Office for DAVIDSON County, Tennessee.

3) Conveyance of common area to The Enclave at Hillsboro Village Condominium Association Inc. in Instrument No. 20070919-0111937 corrected in Instrument No. 20071002-0117298, Register's Office for DAVIDSON County, Tennessee.

4) Charter of The Enclave at Hillsboro Village Condominium Association, Inc. of record in Instrument No. 20050926-0115605 and re-recorded in Instrument No. 20050928-0116816, Register's Office for DAVIDSON County, Tennessee.

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2600 Hillsboro Pike #325, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 'th day of **September, 2013.**

Chase Ventana, L.L.C., a New Mexico limited liability company

By: _____
Richard L. Chase

STATE OF New Mexico)
COUNTY OF Eddy)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Richard L. Chase** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the manager of **Chase Ventana, LLC**, the within named bargainor, a New Mexico Limited Liability Company, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company, by himself as such officer.

WITNESS my hand and official seal at Artesia (city), New Mexico (state), this 16 day of September, 2013.

_____
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
CRISSA D. CARTER
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 12-9-15