mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010069**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2014. Notary Public My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2016

WARRANTY DEED

Address New Owner: Thomas F. Hughes and Cheri D. Hughes 229 Orlando Ave A Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091140A00200CO

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, **Kristin Schneider, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas F. Hughes, Jr. and Cheri D. Hughes, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 229-A of Orlando Place 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, of record in Instrument No. 20020529-0065179, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 plat of Orlando Place Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed to Kristin Schneider, unmarried by Warranty Deed from Shamrock Holdings, Inc., a Tennessee corporation, recorded on the 27th day of September, 2002 in Instrument No. 20020927-0118204, 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 2014 and thereafter, not yet due and payable.

Charter of Orlando Place Condominiums Homeowner's Association, Inc. recorded at Instrument No. 20020529-0065172.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ORLANDO PLACE Condominium of record in Instrument No. 20020529-0065179.

BILL GARRETT, Davidson County
Trans:T20140011332 DEEDWARR
Recvd: 02/18/14 13:48 2 pgs
Fees:13.00 Taxes:739.63
20140218-0013842

Conveyance to Homeowners Association recorded at Instrument No. 20020729-0090340.

This is improved property located at 229 Orlando Ave A Nashville, TN 37209.

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 13th day of February, 2014.

Kristin Schneider by Sherry Anderson as atty in fact

Kristin Schneider
by Sherry Anderson as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherry Anderson,** 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 Kristin Schneider,** 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 13th day of February, 2014.

Notary Public

My Commission Expires: