Prepared by:
Amy Cross Nance
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20140011836 DEEDWARR
Recvd: 02/20/14 09:20 2 pgs
Fees:13.00 Taxes:1176.60
20140220-0014462

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $318,000.00

Vicki Jarvis
Affiant

Subscribed and sworn to before me, this 14th day of February 2014.

Notary Public
My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald Leo Fernandes	Wilson Bank and Trust	117030H451
2600 Hillsboro Pike, Unit 451	623 West Main St.	
Nashville TN 37212-0000	Lebanon, TN 37087	

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 Arthur B. Hammond, married and Grantland W. Hammond, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ronald Leo Fernandes and wife, Carol Sue Fernandes 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. 451 on the Plan of The Enclave at Hillsboro Village Condominiums as established under Master Deed of record in Instrument No. 20051005-0119789 as amended at Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052 Register's 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 Arthur B. Hammond and Grantland W. Hammond by deed from Nashville Enclave, LP of record in Instrument No. 20070105-0001914 Register's Office for Davidson County, Tennessee and dated January 5, 2007.

This conveyance is made subject to the following: 1) 2014 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 as amended at Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to 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 3) Charter of The Enclave at Hillsboro Village Condominium Association, Inc. of record in Instrument No. 20050926-0115605 and re-

recorded in No. 20050928-0118816

This property is improved property known as 2600 Hillsboro Pike, Unit 451, Nashville, Tennessee 37212-0000

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 14th day of February, 2014.

Arthur B. Hammond

Sheryl W. Hammond, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

Grantland W. Hammond

Elizabeth A. Hammond, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur B. Hammond, Sheryl W. Hammond, Grantland W. Hammond and Elizabeth A. Hammond , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of February, 2014.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 08024