BILL GARRETT, Davidson County
Trans:T20140031047 DEEDWARR
Recvd: 05/06/14 09:52 2 pgs
Fees:13.00 Taxes:946.83
20140506-0038392

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14040714

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,900.00.

x Cathy Gondek
Affiant

Subscribed and sworn to before me, this 5th day of May, 2014.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: May 16, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cathy Gondek and Michael Gondek 2600 Hillsboro Pike #113 Nashville TN 37212	New Owner	Tax Parcel ID No. 117030H11300CO

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, **Craig S. Hodges, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cathy Gondek and Michael Gondek, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 113, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended at Instrument Nos. 20060210-0016562 and 20060919-0116052, in the Register's Office, Davidson County, Tennessee, in the Register's Office, 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 Craig S. Hodges, unmarried by Special Warranty Deed from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership), recorded on the 7th day of March, 2006 in Instrument No. 20060307-0026406, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ENCLAVE AT HILLSBORO VILLAGE Condominium of record in Instrument No. 20051005-0119789 , as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116052; also subject to easements, rights and interests 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. Storm Water Detention Agreement of record in Instrument No. 20060406-0039476.

Charter of the Enclave at Hillsboro Village Condominiums, Inc. recorded at Instrument Nos. 20050926-0115605 and 20050928-0116816.

This is improved property located at 2600 Hillsboro Pike #113 Nashville TN 37212.

Angela Dawn Hodges joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 5th day of May, 2014.

Craig S. Hodges

Angela Dawn Hodges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig S. Hodges and Angela Dawn Hodges, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2014.

Notary Public

My Commission Expires: _____