THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 31734-04-2014	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $359,000.00. Affiant Subscribed and sworn to before me this 2nd day of May, 2014. Notary Public My Commission Expires: 11-6-17

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mark Edward Hubbard 513 Almonte Court Nashville, TN 37215	~~Send~~ Tax Bills To: Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Map and Parcel No.: 131 050 C 51300 CO

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, **Steven A. Pate, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Edward Hubbard, an unmarried person** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 513 Almonte Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/06/14 11:17 4 pgs
Fees:23.00 Taxes:1328.30
20140506-0038475

IN WITNESS WHEREOF, Grantor has executed this instrument on the ~~2nd~~ 30th day of ~~May~~ April, 2014.

Steven A. Pate

STATE OF VIRGINIA, COUNTY OF Arlington SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven A. Pate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~2nd~~ 30th day of ~~May~~ April, 2014.

Notary Public

My Commission Expires: March 31. 2017

BRANDON JOLENE WATSON
Notary Public
Commonwealth of Virginia
7535655
My Commission Expires Mar 31, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 513, together with the appurtenant interest in the common elements of The Hillsborough, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Tract 1 on the Plan of The Hillsborough, of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven A. Pate by deed dated April 27, 2000, from Howard Weiss and wife, Jan Weiss, of record in Instrument No. 20000428-0042155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 050 C 51300 CO.
2. Restrictive covenants contained in an instrument of record in Book 6674, page 583, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of The Hillsborough of record in Book 7925, page 64, and Book 8350, page 426, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillsborough Condominiums, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4161, page 814, and Book 6229, page 484, Register's Office for Davidson County, Tennessee.
7. Easement for highway purposes of record in Book 4377, page 710, and Book 4403, page 627, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6702, page 330, Register's Office for Davidson County, Tennessee.
9. Resolution recorded in Book 7052, page 19, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6250, page 699, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE