THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $324,000.

Phillip D Harris
AFFIANT

Subscribed and sworn to before me, this 30 day of May, 2014.

Ashley Fischer
Notary Public

My Commission Expires: My Comm. Expires March 6, 2018

ASHLEY FISCHER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20140038290 DEEDWARR
Recvd: 06/02/14 13:04 3 pgs
Fees:18.00 Taxes:1198.80
20140602-0047240

Address New Owners As Follows:

Phillip D. Harris
Caryn M. Harris
Unit No. 223
2600 Hillsboro Pike
Nashville 37212

Send Tax Bills To:

Wells Fargo Bank
2701 Wells Fargo Way
Minneapolis, MN 55467

Map-Parcel Numbers:

117-03-0-H-223.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Four Thousand and no/100 Dollars ($324,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Reza and wife, Suzy Frazmand**, collectively and hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to **Phillip D. Harris**, unmarried, and **Caryn M. Harris**, unmarried, as joint tenants with right of survivorship, hereinafter called the Grantees, their respective heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 223, together with the appurtenant interest in the common elements of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20051005-0119789, as amended by First Amendment to Master Deed of record as Instrument No. 20060210-0016562, and as further amended by Second Amendment to Master Deed of record as Instrument No. 20060919-0116052, Register's Office, Davidson County, Tennessee, said Unit being depicted on the Condominium Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed 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) to Reza Frazmand and wife, Suzy Frazmand (Suzy Frazmand's name is incorrectly spelled "Syzy" in the aforementioned special warranty deed) and said special warranty deed being of record as Instrument No. 20060607-0067426, Register's Office for Davidson County, Tennessee.

This is improved property located at the Enclave at Hillsboro Village, Unit 223, 2600 Hillsboro Pike, 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 respective heirs, representatives and assigns, forever; the Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered and the Grantors further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantees, their respective heirs, representatives 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.

This conveyance is made subject to the following exceptions:

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Lack of direct access to and from Interstate Highway I-440, a controlled access highway.

4. Subject to rights of others in and to the common areas and/or elements.

5. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village, a condominium Development of record as Instrument No. 200510050119789, Register's Office for Davidson County, Tennessee; as amended by Amendment to Master Deed of The Enclave at Hillsboro Village, a condominium Development of record as Instrument No. 200602100016562, Register's Office for Davidson County, Tennessee; as

further amended by Second Amendment to Master Deed of The Enclave at Hillsboro Village, a Condominium Development of record as Instrument No. 200609190116052, Register's Office for Davidson County, Tennessee.

6. Charter of The Enclave at Hillsboro Village Condominiums Association, Inc. of record in Instrument Number 200509260115605 and re-record as Instrument No. 200509280116816, in the Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record as Instrument No. 200604060039476, Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the Grantors have executed this deed this 30th day of May, 2014.

R. Frazmand

REZA FRAZMAND

Suzy Frazmand

SUZY FRAZMAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, REZA FRAZMAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30 day of May, 2014.

ASHLEY FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 6, 2018

ashley fischer
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, SUZY FRAZMAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 30 day of May, 2014.

ASHLEY FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 6, 2018

ashley fischer
Notary Public

My Commission Expires: _____