THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030498** BILL GARRETT, Davidson County Trans:T20140038577 DEEDWARR Recvd: 06/03/14 09:11 2 pgs Fees:13.00 Taxes:773.30 20140603-0047602	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Linus D. Catignani 1720 Linden Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117030C15000CO

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, **Colleen M. Kiernan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linus D. Catignani, an unmarried man**, ("Grantees"), his 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. 150 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200, Pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, amended in Book 6285, Page 209, said Register's Office.

Being the same property conveyed to Colleen M. Kiernan by Warranty Deed from Justin Wittkopf and wife, Maria Wittkopf, recorded on the 8th day of June, 2010 in Instrument No. 20100608-0044275, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 725, amended in Plat Book 5200, Pages 757 and 758.

Charter recorded in Book 6265, Page 260.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO PLACE CONDOMINIUMS of record in Book 6244, Page 394 , as amended by instrument(s) of record in Book 6285, Page 209; 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.
Easement for dedication, recorded in Book 4240, Page 209.

Easement granted to the State of Tennessee, recorded in Book 4633, Page 468 and Book 4653, Page 915.

Easement recorded in Book 3531, Page 592.

Declaration of Easement recorded in Book 5221, Page 681.

Grant of Anchor Easement recorded in Book 5870, Page 33.

Storm Water Detention Agreement recorded in Book 6128, Page 852.

Easement(s) to Metropolitan Government of Nashville and Davidson County recorded in Book 3965, Page 9009 and Book 4158, Page 34.

This is improved property located at 150 Hillsboro Place, Nashville TN 37215

The said property was never the marital residence of the Grantor.

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 30th day of May, 2014.

Colleen M. Kiernan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colleen M. Kiernan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014