BILL GARRETT, Davidson County
Trans:T20140047748 DEEDWARR
Recvd: 07/03/14 13:05 2 pgs
Fees:13.00 Taxes:882.45

20140703-0058952

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $238,500.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2014. Notary Public My Commission Expires: 7-2-17

MELODY R. WILSON NOTARY PUBLIC OF TENNESSEE RUTHERFORD COUNTY

Address New Owner As Follows: Carlton D. Henley, Jr., et ux 2025 Woodmont Boulevard Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 117110J21300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER L. CANLAS, MD, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CARLTON D. HENLEY, JR. AND KAREN W. HENLEY, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 213, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 as re-recorded as Instrument No. 20040212-0017074, and as amended as Instrument No. 20050512-0053861, Register s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Christopher L. Canlas, MD, unmarried, by deed from The Garden Partners, a Tennessee general partnership, of record as Instrument No. 20040630-0077397, dated June 21, 2004, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Right of Entry Agreement of record in Book 9921, page 620, said Register's Office.

3. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Hillmont Condo Condominiums, of record in Instrument No. 20040209-0015685, as re-recorded as Instrument No. 20040212-0017074, and as amended as Instrument No. 20050512-0053861, Register's Office for said County.

This is improved property known as: **2025 Woodmont Boulevard, Nashville, TN 37215.**

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 heirs and assigns, forever; and Grantor covenants with the said Grantees that he is 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of July, 2014.

Christopher L. Canlas, MD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher L. Canlas, MD, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of July, 2014.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016