WARRANTY DEED

14-05-017

BILL GARRETT, Davidson County
Trans:T20140050122 DEEDWARR
Recvd: 07/14/14 13:56 2 pgs
Fees:13.00 Taxes:1034.15
20140714-0061838

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,500.00.

Carolyn E. Griffin
Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of July, 2014

Notary Public

My Commission Expires: ~~09/09/14~~ 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CAROLYN E. GRIFFIN	BancorpSouth Bank	117-03-0H
(NAME) 2600 Hillsboro Pike #403	(NAME) P.O. Box 3356	403.00CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WOODLAWN-DANISH PROPERTIES,GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLYN E. GRIFFIN,** single , hereinafter called the Grantee(s), her heir and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Unit 403 and Storage Space 42, on the Plan of The Enclave at Hillsboro Village Condominiums,** as established under Master Deed of record in Instrument No. 20051005-01198789, as amended in Instrument No. 20060210-0016562, Register's Office for Davidson County, Tennessee, to which said master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to WOODLAWN-DANISH PROPERTIES, G.P., by Deed from NASHVILLE ENCLAVE, L.P., A TEXAS LIMITED PARTNERSHIP F/K/A NASHVILLE ENCLAVE APARTMENTS, A TEXAS LIMITED PARTNERSHIP, of record in Instrument No. 20060927-0119534, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 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 building 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 Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **2600 Hillsboro Pike #403, Nashville, TN, 37212.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS WHEREOF, its hands, this 10th day of July, 2014

WOODLAWN-DANISH PROPERTIES,GP,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
MICHAEL D. SHMERLING, MANAGING GENERAL PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL D. SHMERLING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the MANAGING GENERAL PARTNER of **WOODLAWN-DANISH PROPERTIES,GP, A TENNESSEE GENERAL PARTNERSHIP,** the within named bargainor(s), and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2014.

My Commission Expires: 09/09/14

_____
Notary Public