WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/14 14:51 3 pgs
Fees:18.00 Taxes:1017.50
20140915-0084381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amor Battad	**Same As New Owner**	**Map 117-3-H**
(NAME)	(NAME)	
2600 Hillsboro Pike, Apt. 249		**Parcel 249.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **UNITED PROPERTIES SOUTHWEST - NASHVILLE ENCLAVE I, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMOR BATTAD AND HERMOGENES BATTAD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 No. 249, Garage 86 and Storage Space 219, of the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, creat4ed under Title 66, Section 27-101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed of the Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being part of the same property conveyed to United Properties Southwest- Nashville Enclave I, LLC 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), filed for record on September 1, 2006 as Instrument No. 20060901-0108683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and By-Laws contained in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office; and (c) Charter of record in Instrument No. 20050926-0115605, re-recorded in Instrument No. 20050928-0116816, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2600 Hillsboro Pike, Apt. 249, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 heirs 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 my hand this 9th day of September, 2014.

United Properties Southwest - Nashville Enclave I, LLC

By: _____
Gary D. Pickens, President

ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Gary D. Pickens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of United Properties SouthWest – Nashville Enclave I, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal this 9th day of September, 2014.

Commission expires:

KELLIE E. CHURCHMAN
Notary Public, State of Texas
My Commission Expires
April 25, 2017

_____
Notary Public

Certificate of Authenticity

I, Mahesh D. Jeerkins, 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.

Mahesh D. Jeerkins
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Robert L. Scruggs, a notary public for this county and state, Mahesh D. Jeerkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robert L Scruggs
Notary's Signature

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017