Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans: T20140087516 DEEDWARR
Recvd: 11/20/14 11:55 2 pgs
Fees: 13.00 Taxes: 1776.00
20141120-0107039

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this 14 day of November 2014.

Notary Public
My commission expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Dee Dee Pera 403 Clairton Court Nashville TN 37215	New Owner	131050C40300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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 Tyne Enterprises, LLC hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dee Dee Pera, an unmarried woman hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 403, as shown on the plan of The Hillsborough Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6822, page 721, as amended with Appointment of Substitute Trustee of record in Instrument No. 20121105-0101967, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Tyne Enterprises, LLC by deed from Clyde Johnson Carroll and David Horlacher Successor Co-Trustees of the Trust U/W Dorothy Imogene Carroll dated October 21, 1998 of record in Instrument No. 20140214-0013074 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hillsborough Condominiums of record in Book 6250 Page 633, Register's Office for Davidson County, Tennessee 3) Bylaws for Hillsborough Condo Association of record in Book 6822 Page 721 and amended in Instrument No. 20121105-0101967 4) Covenants,

conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6822 Page 721 and amended in Instrument No. 201211050101967.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject ot the provisions and requirements 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Hillsborough Condominiums 5) Charter for Hillsborough Condo Association of record in Book 7925 Page 64 and amended in Book 8350, page 426 6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4161, page 814, and Book 6229, page 484

This property is improved property known as 403 Clairton Court, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14th day of November, 2014.

Tyne Enterprises, LLC

BY Nathan Matwijec, authorized member
Nathan Matwijec, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Nathan Matwijec, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of Tyne Enterprises, LLC, a Tennessee limited liability company the within named bargainor, and as such authorized agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Tyne Enterprises, LLC

Witness my hand, at office, this 14th day of November, 2014.

Notary Public

My Commission expires: 2/23/15
FILE NO: 08459

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY