This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:
Robin Rene Hillman, and
Dennis Joe Hillman
P O Box 7092
Kingsport, TN 37664

Davidson County DEEDWARR
Recvd: 01/02/15 11:16 2 pgs
Fees:13.00 Taxes:370.00
20150102-0000238

SEND TAX BILL
TO: **Owner**

MAP **135-12-B**
PARCEL **115**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Fairways Pointe Homeowners Association, Inc.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robin Rene Hillman and Dennis Joe Hillman** 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 Lot Number 115 on the Plan of the Horizontal Property Regime of Nashboro Village at Fairway Pointe, of record in the plat recorded as Instrument Number 20020820-0100664, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Fairways Pointe Homeowners Association, Inc. by deed dated December 31, 2013, of record in Instrument No. 20140317-0022010, and Scrivener's Error Affidavit of record in Instrument No. 20140611-0051051, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to the Declarations of Covenants, Conditions, and restrictions for Fairway Pointe Homeowners Association Inc., of record in Book 11703, page 520, and By-Laws for Fairway Pointe Homeowners Association attached thereto as Exhibit "C", page 560; Book 4827, page 14, and Instrument No 20010322-0027768, of record in said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all of those matters, facts, conditions and limitations shown on the Plat of record in Plat Instrument 20020710-0083054 and in instrument No. 20020820-0100664 , Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to Homeowners Association Charter contained in an instrument of record in Book 11703, page 518, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to an easement for sewer, set forth in instruments of record in Book 8870, page 887 and 932 and Instrument No. 20001012-0101575, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to an easement for Metro Government, set forth in instruments of record in Book 4868, page 74,and Book 4815, page 425 and Instrument No, 20010314-0024179, and Instrument no 20020815-0098780 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to an easement set forth in an instrument of record in Book 10110, page 854, and easement for cable television of record in Instrument No. 200010120101575 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to a Public right-of-way dedication, set forth in an instrument of record in Book 4460, page 149-151, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Conveyance of Common area of record in Instrument No, 200010100100360 Davidson County, Tennessee Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Agreements of record in Instrument No. 20020507-0056329, and easement s and restrictions of record in Book 4815, page 425, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee. (As to portion of Tract 7 on plat of Nashboro Village as recorded in Plat Book 4660, page 156 and a portion of the open spaces and recreational areas of Nashboro Village as recorded in Plat Book 4860, page 74).

This is improved property known as 2328 Nashboro Blvd, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 does covenants with the said "GRANTEES" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind itself, and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 the 31st day of December, 2014.

Fairways Pointe Homeowners Association, Inc.

By: **Robert Preston**
Its: Vice President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert Preston,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice President of **Fairways Pointe Homeowners Association, Inc.**, the within named bargainor(s), a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Notary Public

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

CERTIFICATION
I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 2 day of January, 2015, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.