BILL GARRETT, Davidson County
Trans:T20150017927 DEEDWARR
Recvd: 03/12/15 09:44 3 pgs
Fees:18.00 Taxes:1035.63
20150312-0021141

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gr
this transfer is $279,900.00

Leslie Matthews Dugger
Affiant

Subscribed and sworn to before me, this 6 day of March 2015.

Notary Public
My commission expires: 12-16-2018

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Leslie Mathews Dugger 2600 Hillsboro Pike, Unit 209 Nashville TN 37212	New Owner	117030H20900CO

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 Paul Kennedy and wife Rebecca Kennedy and John Kennedy, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Leslie Mathews Dugger and Nicholas Dugger, as tenants by the entireties hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 209 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562 and 20060919-0116052, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Paul Kennedy, Rebecca Kennedy, and John Kennedy by deed dated June 4, 2007 from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas limited Partnership) of record in Instrument No. 20070613-0070986, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) 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 Instrument No. 20051005-0119789 and amended in Instrument No. 20060210-001656 and 20060919-0116052, 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 to 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 Enclave at Hillsboro Village Condominiums 3) Charter of the Enclave at Hillsboro Village

Condominiums, Inc. of record in Instrument No. 20050926-0115605 and 20050928-0116816
4) Storm Water Detention Agreement recorded in Instrument No. 20060322-0032532

This property is improved property known as 2600 Hillsboro Pike, Unit 209, Nashville, Tennessee 37212

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 6 day of March, 2015.

Paul Kennedy, by John Kennedy
His Attorney-in-fact

Rebecca Kennedy, by John Kennedy
Her Attorney-in-fact

John Kennedy

Amanda Congleton Kennedy, by John Kennedy, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Kennedy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9 day of March, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of March, 2015, before me personally appeared John Kennedy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Kennedy, Rebecca Kennedy, and Amanda Congleton Kennedy acknowledged that such person executed the same as the free act and deed of Paul Kennedy, Rebecca Kennedy, and Amanda Congleton Kennedy .

Notary Public

My Commission expires 2/25/19

FILE NO: 08662

