Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022628 DEEDWARR
Recvd: 03/27/15 14:14 2 pgs
Fees:13.00 Taxes:1320.90
20150327-0026691

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

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
Linda W. Bramlett	New owner	Map 117-3-H
(NAME)	(NAME)	
2600 Hillsboro Pike Unit 117		Parcel 117.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Riaz Gill and Salma Gill, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Linda W. Bramlett, unmarried,** 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. 17 of The Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created 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 the same property conveyed to Riaz Gill and wife, Salma Gill by 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 April 6, 2006 as Instrument No. 20060406-0039544, Register's Office for Davidson County, Tennessee.

Also being conveyed is Garage G18 on the Plan The Enclave at Hillsboro Village, as established by a Master Deed, 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 the same property conveyed to Riaz Gill and Salma Gill by Quitclaim Deed from Hillsboro Village Condominium Association, Inc., of record as Instrument No. 20150327-0026690, 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) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deeds and By-laws of The Enclave at Hillsboro Village Condominium, of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office; and (c) Charter of Homeowners Association for The Enclave at Hillsboro Village Condominium, 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 Unit 117, 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/our hands this 24th day of March, 2015.

Riaz Gill

Salma Gill

State of Georgia
County of Bartow

Personally appeared before me Riaz Gill and Salma Gill, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2015.

Notary Public
My Commission Expires: Oct. 16, 2015

File No.: 30415065

RICHARD GOODSON
NOTARY PUBLIC
BARTOW CO., GEORGIA
MY COMMISSION EXPIRES
OCT. 16 2015