WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/15 16:01 3 pgs
Fees:18.00 Taxes:851.00
20150430-0039051

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

32325

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sara Virginia Martin	Avenue Bank	**Map 117-03-0-H Parcel 134-00co**
2600 Hillsboro Pike	3823 Cleghorn Avenue	
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lauren Gibbs nka Lauren Mauer, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Virginia Martin, unmarried, and Michael R. Martin, married

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. 134, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauren Gibbs, an unmarried woman, by Deed dated September 15, 2006 from Nashville Enclave, L.P., of record in Instrument No. 20060927-0119422, Register's Office for Davidson County, Tennessee. Lauren Gibbs has since married and is now known as Lauren Mauer.

Nathan Mauer, spouse of the above named Lauren Mauer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Master Deed as shown in Instrument No. 20051005-0119789 and amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Storm Water Detention Agreements of record in Instrument No. 20040312-0028775 and in Instrument No. 20060406-0039476, said Register's Office. (3) Conveyance of common area to The Enclave at Hillsboro Village Condominium Association, Inc., of record in Instrument No. 20070919-0111937 and as corrected in Instrument No. 20071002-0117298, said Register's Office. (4) Master Deed and By-Laws of The Enclave at Hillsboro Village Condominiums of record in Instrument No. 20051005-0119789, and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office. (5) Charter of The Enclave at Hillsboro Village Condominium Association, Inc. of record in Instrument No. 20050926-0115605, and re-recorded in Instrument No. 20050928-0116816, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **2600 Hillsboro Pike, Nashville, TN 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 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 hand(s) this 24th day of **April, 2015.**

Lauren Gibbs nka Lauren Mauer

Lauren Gibbs nka Lauren Mauer

Nathan Mauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lauren Gibbs nka Lauren Mauer and Nathan Mauer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of **April, 2015.**

Jessica D. Puckett

Notary Public

My Commission Expires: Sept. 11th 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

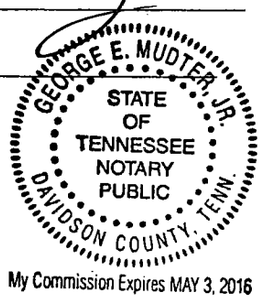
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016