File Box 8

BILL GARRETT, Davidson County
Trans:T20150038559 DEEDWARR
Recvd: 05/18/15 15:34 2 pgs
Fees:13.00 Taxes:1187.70
20150518-0045703

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary E. Mallen-Watson 2600 Hillsboro Pike #106 Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 117030H10600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$321,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Treherne-Fayton and Charles Fayton, Jr.**, wife and husband, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary E. Mallen-Watson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of The Enclave at Hillsboro Village, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibits to the Master Deed of Record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Dr. Robert M. Treherne, Sr. and Leslie Treherne Fayton by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated September 1, 2010, recorded September 17, 2010 in Instrument No. 20100917-0074007, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Charles Fayton, Jr. by Quitclaim Deed from Dr. Robert M. Treherne, Sr., dated December 20, 2013, recorded January 2, 2014 in Instrument No. 20140102-0000529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dr. Robert M. Treherne Sr., and Leslie Trehurne-Fayton by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated September 1, 2010 and recorded on September 17, 2010 of record in Instrument No. 20100917-0074007, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20140102-0000529, said Register's Office, Dr. Robert M. Treherne conveyed his interest in subject property to Charles Fayton, Jr.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown in Exhibits to the Master of Deed in Instrument No. 200510050119789, amended in Instrument No. 20060210-0016562, Instrument No. 20060919-0116052, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20051005-0119789, Instrument No. 20060210-0016562, Instrument No. 20060919-0116052, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2600 Hillsboro Pike, # 106, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2015.

Leslie Treherne-Fayton

Charles Fayton, Jr.

State of Tennessee

County of Davidson

On this 14th day of May, 2015, before me the undersigned authority, personally appeared Leslie Treherne-Fayton and Charles Fayton, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $321,000.00.

Affiant

Sworn and subscribed before me this 14th day of May, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary