THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043871**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $369,900.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2015. Notary Public My Commission Expires: March 5, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans: T20150040548 DEEDWARR
Recvd: 05/26/15 12:56 2 pgs
Fees: 13.00 Taxes: 1368.63
20150526-0048087

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kerry Soule and Natalie Soule 2600 Hillsboro Pike #407 Nashville TN 37212	New Owner	Tax Parcel ID No. 117030H40700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lowell E. Pugh and Andrea L. Pugh, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kerry Soule and Natalie Soule, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 407, Garage G 22 and Storage Space S-43, 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. 200510050119789, amended in Instrument No. 20062100016562 and Instrument No. 200609190116052, 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 by Quitclaim Deed from Tim Todd to Shelley L. Todd as recorded on the 5th day of April, 2011 in Instrument No. 20110405-0026047 and Special Warranty Deed from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership) to Tim Todd and wife, Shelley Todd as recorded on the 28th day of December, 2006 in Instrument No. 20061228-0160189, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lowell E. Pugh and wife, Andrea L. Pugh by Warranty Deed from Shelley L. Todd, unmarried, recorded on the 21st day of March, 2012 in Instrument No. 20120321-0023908, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

Charter of Homeowners Association recorded at Instrument Nos. 20050926-0115605 and 20050928-0116816.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ENCLAVE AT HILLSBORO VILLAGE Condominium of record in Instrument No. 20051005-0119789 , as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116032; also subject to easements, rights and interests 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.

Storm Water Detention Agreement recorded at Instrument No. 20060406-0039476.

Conveyance to Homeowners Association recorded at Instrument No. 20070919-0111937, corrected at Instrument No. 20071002-0117298.

This is improved property located at 2600 Hillsboro Pike #407 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2015.

Lowell E. Pugh by Maria Holland attorney in fact
Lowell E. Pugh by Maria Holland, his Attorney-in-Fact

Andrea L. Pugh by Maria Holland attorney in fact
Andrea L. Pugh by Maria Holland, her Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Holland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lowell E. Pugh and Andrea L. Pugh, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of May, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018