BILL GARRETT, Davidson County
Trans:T20150047091 DEEDWARR
Recvd: 06/15/15 10:17 3 pgs
Fees:18.00 Taxes:819.55
20150615-0056321

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Ashley M. Moyer 222 Hillsboro Place Nashville, TN 37215	SUBC Mortgage Corporation 9211 San Pedro Avenue #100 San Antonio, TX 78216	Map and Parcel 1107030D22200CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, All Star Capital, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ashley M. Moyer, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Unit 222 on the Plan of Hillsboro Station Condominiums as shown by a map of record in Plat Book 6250 at Pages 751, 752 and 753 in the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

Included herewith is an undivided interest in the Hillsboro Station Condominium common area as established by Master Deed of record in Book 6740 at Page 37 in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to All Star Capital, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Michael Carl Uggla, recorded on the 18th day of May, 2012 in Instrument No. 20120518-0043104, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 222 Hillsboro Place, Nashville, TN 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 and subsequent years for Davidson County.
2. Any and all matters shown on the plat of HILLSBORO STATION CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 751, 752 and 753, said Register's Office.
3. Charter of Hillsboro Station Homeowners Association recorded in Book 6747, Page 6.
4. Easement for Sanitary Sewer, recorded in Book 3965, Page 909 and Book 4158, Page 34.
5. Easement for Transmission Line, recorded in Book 4633, Page 468.
6. Easement for Sewer, recorded in Book 3531, Page 572, Book 3531, Page 576 and Book

3531, Page 592.

7. Easement for Right-of-way, recorded in Book 1877, Page 581.

8. Stormwater Detention Agreement as set forth in instrument recorded in Book 6629, Page 452.
9. Easement for Overhead Line recorded in Book 6595, Page 58.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is 221,500.00.
(
(
(Subscribed and sworn to before me
(this 24th day of April, 2015.
(
(
(My Commission Expires: 1/21/18

Affiant

Notary Public

CATHERINE LUNDQUIST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of April 24, 2015.

ALL STAR CAPITAL, LLC

BY: _____
Michael Uggla
Member

STATE OF TENNESSEE}
COUNTY OF Williamson }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael Uggla with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the member for All Star Capital, LLC and who acknowledged that he/she executed the same the foregoing instrument for the purposes herein contained as member for All Star Capital, LLC .

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

My Commission Expires: 1/21/18 Notary Public

