Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $359,000.00

James Donald Crownover
Affiant

Subscribed and sworn to before me, this 31st day of August 2015.

Notary Public
My commission expires: 4/25/19

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 08/31/15 16:02 3 pgs
Fees:18.00 Taxes:1328.30
20150831-0088364

Address of New Owner:	Send Tax Bills to:	Tax Information
James D. Crownover 2600 Hillsboro Rd #105 Nashville TN 37212	Same	117030H10500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Grantland W. Hammond, a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James D. Crownover and Jacqueline M. Crownover, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, described as follows: Unit No.105 of The Enclave of Hillsboro Village and described in a Master Deed recorded in Instrument No. 20051005-0119789 and amended in 20060210-0016562 and 20060919-0116052 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit A to the Master Deed Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Enclave of Hillsboro Village contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Grantland W. Hammond by deed from Nashville Enclave, LP of record in Instrument No. 20060906-0110269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20051005-0119789 and amended in 20060210-0016562 and 20060919-0116052 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment

established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Enclave at Hillsboro Village Condominiums. 3) Charter of The Enclave at Hillsboro Village Condominium Association of record in Instrument 20050926-0115805 and amended in Instrument No. 20050926-0116816

This property is improved property known as 2600 Hillsboro Rd Unit #105, Nashville, Tennessee 37212-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 31 day of August, 2015.

Grantland W. Hammond

Elizabeth Hammond, who joins in this conveyance for the sole Purchase of waiving any marital interest that she may have in In the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantland W. Hammond and Elizabeth Hammond , the bargainor(s), 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 Brentwood, Tennessee, this 31st day of August, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON

My Commission expires: 8/25/17
FILE NO: 09072

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY