WARRANTY DEED

Prepared by:
Return to:
Rosenthal Title, Inc.
Old Hickory Blvd. Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20150101170 DEEDWARR
Recvd: 11/30/15 14:20 2 pgs
Fees: 13.00 Taxes: 961.63

20151130-0120576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-11-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Tenisci	New Owner	
(NAME) 2600 Hillsboro Pike #133	(NAME)	117-3-H 133.00 CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAILEY NICOLE PIERCEFIELD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA TENISCI, SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 133 of the Enclave at Hillsboro Village, a Condominium Development established pursuant to the provision of the Tennessee horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Bailey Nicole Piercefield, an unmarried woman by deed from Luis Eduardo Albuquerque and Gisele Albuquerque, husband and wife, of record in Instrument No. 20150309-0020003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; Master Deed and Bylaws of record in Instrument Nos. 20051005-0119789, 20060210-0016562, and 20060919-0116052, said Register's Office; and Charter of record in Instrument Nos. 20050926-0115605 and 20050928-0116816, said Register's Office.

This is unimproved / improved x property, known as 2600 Hillsboro Pike #133, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 19 day of November, 2015.

Bailey Piercefield

BAILEY NICOLE PIERCEFIELD

STATE OF ~~TENNESSEE~~ Massachusetts

COUNTY OF ~~DAVIDSON~~ Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bailey Nicole Piercefield, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cambridge (City), MA (State) this 19 day of November, 2015.

Commission expires: 12/3/2015

Notary Public

KOBIE EVANS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 03, 2015