WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105363 DEEDWARR
Recvd: 12/14/15 13:58 2 pgs
Fees:13.00 Taxes:1258.00
20151214-0125495

G-HB-15-2600-222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David S. Pope and Dorothy F. Pope	**David and Dorothy Pope**	
(NAME)	(NAME)	**117030H22200CO**
12 Carmel Lane	**12 Carmel Lane**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KELLY BOUDREAUX, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID S. POPE AND DOROTHY F. POPE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 222 and Garage G-49, The Enclave at Hillsboro Village, a Condominium Development, as established under Master Deed of record in Instrument No. 20051005-0119789, amended at Instrument Nos. 20060210-0016562 and 20060919-0116052, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Description is the same as the previous deed of record.

Being the same property conveyed to Kelly Boudreaux Sr., married by Warranty Deed from Vernon L. Fiddler and wife, Christina C. Fiddler, recorded on the 28th day of August, 2007 in Instrument No. 20070828-0103037, in the Register's Office of Davidson County, Tennessee.

The above property was investment property for the Grantor and has never been his principal marital residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Charter of The Enclave at Hillsboro Village Condominiums, Inc. 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 20060919-0116052; 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 as set forth in instrument recorded in Instrument No. 20060406-0039476.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #222, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 11th DAY OF DECEMBER, 2015.

Kelly Boudreaux by John Gleaves, Attorney in Fact

Kelly Boudreaux by John Gleaves,
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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY BOUDREAUX, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLY BOUDREAUX.

Witness my hand and official seal, this the 11th of December, 2015.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212