THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126147** BILL GARRETT, Davidson County Trans:T20160000081 DEEDWARR Recvd: 01/04/16 09:19 2 pgs Fees:13.00 Taxes:984.20 20160104-0000086	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2015. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Jacob Wade 2600 HILLSBORO PIKE #120 Nashville TN 37212-5636	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117030H12000CO

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, **Ryan David Bates, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Thomas Wade, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 120, and Garage G-69 on the Plan of the Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 and amended in Instrument No. 20060210-0016562 and amended in Instrument No. 20060919-0116052, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Melissa Ayers Bates, married to Ryan David Bates, unmarried, as recorded on the 14th day of July, 2015 in Instrument No. 20150714-0068274; Quitclaim Deed from Ryan David Bates to Ryan David Bates and Melissa Ayers Bates, as tenants in common with right of survivorship, as recorded on the 28th day of June, 2011 in Instrument No. 20110628-0049232; Warranty Deed from Merle J. Harms, married to Ryan David Bates, as recorded on the 1st day of February, 2011 in Instrument No. 20110201-0008844 and Scrivener's Affidavit of Preparation of Warranty Deed, as recorded on the 23rd day of January, 2012 in Instrument No. 20120123-0006299, 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 and setback lines, conditions, covenants.

County of Davidson taxes for the year 2016 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.

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

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 No. 20060210-0016562 and Instrument No. 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.

Charter of the Enclave at Hillsboro Village Condominiums, Inc. recorded at Instrument Nos. 20050926-0115605 and 20050928-0116816.

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

This is improved property located at 2600 HILLSBORO PIKE #120 Nashville TN 37212-5636

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 28th day of December, 2015.

Ryan David Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan David Bates, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018