THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 15115846

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01248-28949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

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

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20160000303 DEEDWARR
Recvd: 01/04/16 12:06 2 pgs
Fees: 13.00 Taxes: 1032.30
20160104-0000316

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew V Poteete		Tax Parcel ID No.
2600 Hillsboro Pike #326		117-03-0H-326.00
Nashville TN 37212	New Owner	

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, **Alyson M. Stevens, married, f/k/a Alyson M Mencio** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew V Poteete, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 326 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alyson M. Mencio, unmarried by Warranty deed from William Chandler Summar and wife, Emily Whitlow Summar of record in Instrument No. 20090506-0041616 Register's Office for Davidson County, Tennessee, dated May 01, 2009 and recorded on May 06, 2009.

Benjamin Thomas Stevens joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Alyson M Stevens f/k/a Alyson M Mencio.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of The Enclave at Hillsboro Village Condominiums of record in Instrument Number 200510050119789, amended in Instrument 200602100016562 and Instrument 200609190116052, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for open space in Instrument 200709190111937, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 200403120028775, 200602280022027 and Instrument 200604060039476, Register's Office for Davidson County, Tennessee.

This is improved property located at 2600 Hillsboro Pike #326 Nashville TN 37212

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 31st day of December, 2015.

Alyson M. Stevens

Benjamin Thomas Stevens

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alyson M. Stevens and Benjamin Thomas Stevens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018