WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160018995 DEEDWARR
Recvd: 03/08/16 15:05 4 pgs
Fees: 23.00 Taxes: 1498.50
20160308-0022253

L-RM-16-2600

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
C. S. Shah and R. C. Shah	C.S. Shah	
(NAME)	(NAME)	**117-03-0H-447.00CO**
2600 Hillsboro Pike #447	2617 Ashwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5631	Nashville, TN 37212	
(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, **MALCOLM P. TAYLOR AND JOYCE G. TAYLOR AND KIMBERLI N. TAYLOR CLARK, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **C. S. SHAH AND R. C. SHAH, MARRIED,** 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 No. 447, Garage G-10, Storage Units S47 and S319, together with the appurtenant interest in the common elements of The Enclave at Hillsboro Village, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being a portion of the same property conveyed to Malcolm P. Taylor and Joyce G. Taylor, husband and wife, and Kimberli N. Taylor Clarke, unmarried by Warranty deed from Julie Boos, Successor Trustee under that certain Trust Agreement established on February 23, 2007 of record in Instrument No. 20100205-0009452 Register's Office for Davidson County, Tennessee, dated February 04, 2010 and recorded on February 05, 2010. Said property is not the marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 3, Register's Office for Davidson County, Tennessee.
- Master Deed for The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for open space of record in Instrument Number 20070919-0111937 and Scriveners Affidavit of record as Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No. 20060228-0022027 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4544, Page 780, Book 4671, Page 512, Book 4749, Page 468, Book 4471, Page 856 and Book 6502, Page 162, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20100205-0009452 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #447, Nashville, Tennessee 37212-5631**.

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 hand this 1 day of March, 2016.

Malcolm P. Taylor

STATE OF Mississippi

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malcolm P. Taylor, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2016.

STATE OF MISSISSIPPI
WANDA G. THOMAS
NOTARY PUBLIC
ID No. 49309
MY COMMISSION EXPIRES
MAY 27, 2017
MADISON COUNTY

Notary Public

My Commission Expires: 5-27-2017

Joyce G. Taylor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce G. Taylor, the within named 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, this the 1st day of March, 2016.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kimberli N. Taylor Clarke

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberli N. Taylor Clarke, the within named 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, this the 1st day of March, 2016.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212