WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160033415 DEEDWARR
Recvd: 04/22/16 15:24 2 pgs
Fees:13.00 Taxes:1332.00
20160422-0039531

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)
Joseph Webb and Berlinda Teamer Webb	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
2600 Hillsboro Pike #131	**275 Robert Rose Drive**	**117-03-0H-131.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5650	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN J. FABRIZI AND WIFE, CATHERINE A. FABRIZI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH WEBB AND BERLINDA TEAMER WEBB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 131, on the Plan of The Enclave at Hillsboro Village, as established by and shown as Exhibit "C" to the Master Deed of record in Instrument No. 20051005-0119789; amended in Instrument No. 20060210-0016562; and amended in Instrument No. 20060919-0116052, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin J. Fabrizi and wife, Catherine A. Fabrizi by Warranty deed from Chen Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20131001-0103113 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on October 01, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- 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, a Condominium Development of record in Instrument Number 20051005-0119789 as 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #131 , Nashville, Tennessee 37212-5650**.

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 22nd DAY OF APRIL, 2016.

Kevin J. Fabrizi

Catherine A. Fabrizi

STATE OF New York

COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN J. FABRIZI, the within named bargainor, 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 19 of April, 2016.

Notary Public
My Commission Expires: June 8, 2017
(SEAL)

DONNA ADAMICKI
Notary Public, State of New York
No. 01AD6207272, Suffolk County
Commission Expires June 08, 2017

STATE OF New York

COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE A. FABRIZI, 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 19 of April, 2016.

Notary Public
My Commission Expires: June 8 2017
(SEAL)

DONNA ADAMICKI
Notary Public, State of New York
No. 01AD6207272, Suffolk County
Commission Expires June 08, 2017

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