THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16047259

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160033487 DEEDWARR
Recvd: 04/25/16 08:27 2 pgs
Fees: 13.00 Taxes: 565.73
20160425-0039589

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $152,900.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ruth K. Higginbotham 2400 Nashboro Boulevard Nashville TN 37217	New Owner	Tax Parcel ID No. 135-12-0E-001.00 CO

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, **Robert J. Huljak and Barbara A. Huljak Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ruth K. Higginbotham**, ("Grantee"), her 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 Lot No. 201 as shown on the Plan of Phase One, Nashboro Village at Fairway Pointe Tract 21, of record in Book 4660, page 159 and as amended by Instrument of record in Instrument No. 20031118-0168332 and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT J. HULJAK sand BARBARA A. HULJAK, husband and wife, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20040524-0060576, dated May 21, 2004, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 135-12-0E-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 4660, page 159 (boundary plan) and in Instrument No. 20031118-0168332, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8870, page 887 and Book 8870, page 932, said Register's Office.

Overhead Line Easement of record in Book 4815, page 425, said Register's Office.

Memorandum of Lease of record in Book 10690, page 327, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Book 11703, page 520, Instrument No. 20000316-0027171, and Consent of record in Instrument No. 20010322-0027768, said Register's Office.

License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575, said Register's Office.

Fairway Pointe Homeowners Association Inc. Parking Rules of record in Instrument No. 20091105-0102438, revised in Instrument No. 20110923-0073937, said Register's Office.

This is improved property located at 2400 Nashboro Boulevard Nashville TN 37217

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 21st day of April, 2016.

Robert J. Huljak

Barbara A. Huljak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Huljak and Barbara A. Huljak, 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 21st day of April, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018