WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035751 DEEDWARR
Recvd: 05/02/16 08:51 2 pgs
Fees:13.00 Taxes:1109.63
20160502-0042423

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-RM-16-2600-357-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 08-30-19
(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)
Emily C Miller **Lairy W Miller and Debra J Miller**		
(NAME) **2600 Hillsboro Pike #357**	(NAME) **Fifth Third Mortgage Company**	**117-03-0H-357.00-CO**
(ADDRESS) **Nashville, TN 37212-5666**	(ADDRESS) **5001 Kingsley Drive** **Cincinnatti, OH 45227**	
(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, **ERIN E. STARK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY C MILLER, AN UNMARRIED WOMAN, AND LAIRY W MILLER AND DEBRA J MILLER, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 357 of The Enclave at Hillsboro Village Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village Condominiums of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562, and further amended in Instrument Number 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Erin E. Stark, unmarried by Warranty deed from Karen Eke n/k/a Karen Rowe and Craig Rowe, wife and husband of record in Instrument No. 20111005-0077210 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 05, 2011.

This conveyance is subject to:

- 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, a Condominium Development, of record as Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562, and further amended in Instrument Number 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Charter of The Enclave at Hillsboro Village Condominiums Association, Inc. of record in Instrument Number 20050926-0115605 and Instrument Number 20050928-0116816, Register's Office for Davidson County, Tennessee.
- By-Laws of The Enclave at Hillsboro Village Condominiums Association, Inc. attached as Exhibit "B" to the aforementioned Master Deed.
- Subject to all matters shown on the Plan attached as Exhibit "C" to the aforementioned Master Deed.

- Storm Water Detention Agreement of record in Instrument Number 20060406-0039476, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Area to Homeowners Association of record in Instrument Number 2007091-90111937, Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #357, Nashville, Tennessee 37212-5666**.

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 29th DAY OF APRIL, 2016.

Erin E. Stark

Erin E. Stark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN E. STARK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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