Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $297,500.00

Karen S. Pearson
Affiant

Subscribed and sworn to before me, this 2nd day of May 2016.

Notary Public Sheri Engel
My commission expires: January 5, 2020

Davidson County DEEDWARR
Recvd: 05/02/16 12:27 3 pgs
Fees:18.00 Taxes:1100.75
20160502-0042745

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sudhir Gondy Rao	Same	117 03 0H 349.00
2600 Hillsboro Pike #349	4723 Carriage Crossing	
Nashville TN 37212	Sylvania, OH 43560	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Leslie A. Schornack, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Sudhir Gondy Rao, married hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 349, Parking Space S-32, The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record as Instrument No. 20051005-0119789, as amended in Instrument Nos. 20060210-0016562 and 20060919-0116052 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Leslie A. Schornack, unmarried, by deed from Joylenn R. Barton of record in Instrument No. 20121024-0097636 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20051005-0119789 and amended in Instrument Nos. 20060210-0016562 and 20060919-0116052 , Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to

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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Enclave at Hillsboro Village Condominiums and recorded in 20051005-0119789 and amended in Instrument Nos. 20060210-0016562 and 20060919-0116052, Register's Office for said county. 3) Charter for The Enclave at Hillsboro Village Condominiums Association of record in Instrument No. 20050928-0116816 and 20050926-0115605

This property is improved property known as 2600 Hillsboro Pike #349, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of May, 2016.

Leslie A. Schornack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie A. Schornack, the bargainor(s), 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 at Brentwood, Tennessee, this 2nd day of May, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09413

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY