This instrument prepared by:
Access Title & Escrow, Inc.
214 N. Jefferson St.
Winchester, TN 37398

Prepared by:
Record and Return to:
Chapman & Rosanthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Send Tax Bills to property owner:
New Owner

WARRANTY DEED

Map-Parcel Numbers: 117; 03; 0H; 307.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tommy Grant and wife, Kay Grant**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Bailey L. Smith, a single person and Arby L. Smith, a married person**, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located Davidson County, Tennessee and being fully described as follows to-wit:

Being Unit 307 and Garage G 8, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed references is hereby made for a more particular description of said unit.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Tommy Grant and wife, Kay Grant by Special Warranty Deed from Nashville Enclave, L.P. a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership), dated March 28, 2007 and filed April 10, 2007 of record in Instrument 20070410-0042583, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in the Master Deed in Instrument 20051005-0119789, and as amended in Instrument 20060210-0016562 and amended in Instrument 20060919-0116052, together and with all terms and provisions of the Homeowners Association of record in Instrument 20050926-0115605 and Instrument 20050928-0116816, and the Quitclaim Deed for Common Areas of record in Instrument 20070919-0111937, also see Scrivener's Affidavit of record in Instrument 20071002-0117298, Register's Office for said County.

Also, subject to the Stormwater Detention Agreement of record in Instrument 20060406-0039476, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities.

This is improved (X) or unimproved ( ) property, known as:
2600 Hillsboro Pike, Unit #307, Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160060095 DEEDWARR
Recvd: 07/13/16 14:33 2 pgs
Fees:13.00 Taxes:1411.55
20160713-0071902

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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, our hand (s) this the 30 day of June, 2016.

Tommy Grant

Kay Grant

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tommy Grant and Kay Grant**, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Winchester, Tennessee, this the 30 day of ~~May~~ June, 2016.

THERESA L. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Notary Public:

My Commission Expires: 12/10/19

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State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $381,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018