Prepared by:
Amy Cross Nance
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $283,400.00

Affiant

Subscribed and sworn to before me, this 14th day of July 2016.

Notary Public
My commission expires: May 22, 2019

BILL GARRETT, Davidson County
Trans: T20160062458 DEEDWARR
Recvd: 07/20/16 13:42 2 pgs
Fees: 13.00 Taxes: 1048.58
20160720-0074796

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01RR-32368

Address of New Owner:	Send Tax Bills to:	Tax Information
Josef Chen 2600 Hillsboro Pike #226 Nashville TN 37212	New Owner	117-03-0H-226.00-CO

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 Grantland W. Hammond, married and Gregory M. Standifer, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Josef Chen, a single man 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. 226 on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums as established under Master Deed of record in Instrument No 20051005-0119789 and amended in No. 20060210-0016562 and 20060919-0116052 Register's Office for Davidson County, Tennessee to which

Being the same property conveyed to Gregory M. Standifer and Grantland W. Hammond by deed from NASHVILLE ENCLAVE LP (fka Nashville Enclave Apartments LP) of record in Instrument No. 200704110043434 Register's Office for Davidson County, Tennessee. Gregory M. Standifer conveyed an interest to Charles S. Bunch, Jr by quitclaim deed of record in Instrument No. 201010130082062 and Charles S. Bunch, Jr conveyed same interest to Gregory M. Standifer of record in Instrument No 20140625-0055629 Register's Office for Davidson County, Tennessee.

The subject property has never been the primary residence of the spouse of the herein named Grantor, Grantland W. Hammond.

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 Instrument No. 20051005-0119789 and amended in Nos. 20060210--0016562 and 20060919-0116052.Register's Office for Davidson 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 3) Charter of The Enclave at Hillsboro Village Condominium Association of record in Instrument No. 20050926-0115605 and re-recorded in No. 20050928-0116816

This property is improved property known as 2600 Hillsboro Pike #226, 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 14 day of July, 2016.

Grantland W. Hammond

Gregory M. Standifer, by Grantland W. Hammond his attorney in Fact
His Attorney-in-fact

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 Grantland W. Hammond, the bargainor(s), 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 Brentwood, Tennessee, this 14th day of July, 2016.

Notary Public

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires: January 5, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2016, before me personally appeared Grantland W. Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory M. Standifer acknowledged that such person executed the same as the free act and deed of Gregory M. Standifer.

Notary Public

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires January 5, 2020

FILE NO: 09537