Davidson County DEEDWARR
Recvd: 08/25/16 14:04 5 pgs
Fees:27.00 Taxes:0.00
20160825-0089132

WARRANTY DEED

MAIL RECORDED DEED TO:

CATHY ROBERTSON
LAVELLE & FINN, LLP
29 BRITISH AMERICAN BLVD.
LATHAM, NY 12110

OWNER (SEND TAX BILLS TO):

WILLIAM HUDSON CONNERY JR., TRUSTEE
32 AMSTERDAM AVENUE
GLENMONT, NY 12077

FOR AND IN CONSIDERATION OF NO/DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM HUDSON CONNERY JR., an unmarried man (herein, "Grantor"), whose address is 32 Amsterdam Avenue, Glenmont, NY 12077, hereby sells, transfers and conveys to WILLIAM HUDSON CONNERY, JR., TRUSTEE, or any successors in trust, under the WILLIAM HUDSON CONNERY, JR. TRUST OF 2014 (a revocable trust) dated August 25, 2014, and any amendments thereto (herein, "Grantee"), whose address is 32 Amsterdam Avenue, Glenmont, NY 12077, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2600 Hillsboro Pike, Unit 319, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 9th day of August, 2016.

PIN NO: 117 03 OH 319.CO

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

William Hudson Connery Jr.

STATE OF NEW YORK
COUNTY OF ALBANY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William Hudson Connery Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of August, 2016.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2019

JULIE M. MORIN
Notary Public, State of New York
No. 01MO6059224
Qualified in Rensselaer County
Commission Expires May 29, 2019

OATH OF CONSIDERATION

STATE OF NEW YORK
COUNTY OF ALBANY

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE

Grantee signature _____
William Hudson Connery, Jr., Trustee

Subscribed and sworn to under oath before me, this 9th day of August, 2016

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 2019

JULIE M. MORIN
Notary Public, State of New York
No. 01MO6059224
Qualified in Rensselaer County
Commission Expires May 29, 2019

EXHIBIT A

[Legal Description]

Unit 319 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 reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Special Warranty Deed from Forrest Hills, LLC, a Tennessee limited liability company to Nashville Enclave Apartments, L.P., a Texas limited partnership as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029461 and Quitclaim Deed from Forrest Hills, LLC, a Tennessee limited liability company to Nashville Enclave Apartments, L.P., a Texas limited partnership as recorded on the 15th day of March, 2004 in Instrument No. 20040315-0029462, in the Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20070604-0066452, on June 4, 2007.

PIN NO: 117 03 OH 319.CO

STREET ADDRESS:

2600 Hillsboro Pike, Unit 319, Nashville, TN 37212

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

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

Janna M. Lindstrom
Signature

State of Florida

County of Hillsborough

Personally appeared before me, **Dorene J. Royal**, a notary public for this county and state, **Janna M. Lindstrom** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DORENE J. ROYAL
Notary Public - State of Florida
My Comm. Expires Jun 30, 2017
Commission # FF 136387

Dorene J. Royal
Notary's Signature

My Commission Expires: June 30, 2017
Notary' Seal (if on paper)