THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088975** BILL GARRETT, Davidson County Trans:T20160080964 DEEDWARR Recvd: 09/15/16 13:47 2 pgs Fees:13.00 Taxes:1294.63 20160915-0097142	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Hayes and Susan Hayes 2600 HILLSBORO PIKE #143 Nashville, TN 37212-5628	New Owner	Tax Parcel ID No. 117030H14300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Canaan L. Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Hayes and Susan Hayes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of The Enclave at Hillsboro Village Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended and as established by a Master Deed of record in Instrument No. 200510050119789, as amended in Instrument No. 200602100016562 and Instrument No. 200609190116052, Registers office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Canaan L. Smith, unmarried by Warranty Deed from Larry Smith and Cheryl L. Smith, recorded on the 27th day of July, 2011 in Instrument No. 20110727-0057554, in the Register's Office of Davidson County, Tennessee.

Christine Smith joins in the signing of this instrument to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ENCLAVE AT HILLSBORO VILLAGE Condominium of record in Instrument No. 20051005-0119789 , as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116052l.

Charter of the Enclave at Hillsboro Village Condominiums, Inc. recorded at Instrument Nos. 20050926-0115605 and 20050928-0116816.

Power of Attorney recorded at Instrument No. 20060322-0032532.

Storm Water Detention Agreement recorded at Instrument No. 20060406-0039476

This is improved property located at 2600 HILLSBORO PIKE #143 Nashville TN 37212-5628

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2016.

Canaan L. Smith By: Dwight P. Wiles, attorney-in-fact

Canaan L. Smith
By: Dwight P. Wiles, attorney-in-fact

Christine Smith By: Dwight P. Wiles, attorney-in-fact

Christine Smith
By: Dwight P. Wiles, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight P. Wiles,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Canaan L. Smith and Christine Smith,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of September 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018