BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160081789 DEEDWARR
Recvd: 09/19/16 10:34 2 pgs
Fees:13.00 Taxes:1113.70
20160919-0098080

O-CR-16-2600-213-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amos Silva do Nascimento and Margaret Ann Griesse	Wells Fargo	
(NAME)	(NAME)	
2600 Hillsboro Pike #213	6200 Park Ave	**117-03-0H-213.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Des Moines, IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH WESLEY HALTERS AND WIFE, ALEXANDRA HALTERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMOS SILVA DO NASCIMENTO AND MARGARET ANN GRIESSE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 213 and Storage Space S18, The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, and Instrument No. 20060919-0116052, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Kenneth Wesley Halters and wife, Alexandra Halters by Warranty deed from Rachel Saunders Dampier (fka Rachel L. Saunders), married of record in Instrument No. 20130814-0085245 Register's Office for Davidson County, Tennessee, dated August 01, 2013 and recorded on August 14, 2013.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village of record in Instrument Number 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee;
- Quitclaim Deed for open space of record in Instrument Number 20070919-0111937 and Scriveners Affidavit of record as Instrument No. 20071002-0117298, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument Number 20040312-0028775, Instrument No. 20060228-0022027 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20050926-0115605 and Instrument No. 20050928-0116816, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is **improved** property known as: **2600 Hillsboro Pike #213, 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 16th DAY OF SEPTEMBER, 2016.

X _____
Kenneth Wesley Halters

X _____
Alexandra Halters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WESLEY HALTERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDRA HALTERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212