THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16088922

BILL GARRETT, Davidson County
Trans:T20160082843 DEEDWARR
Recvd: 09/21/16 10:49 2 pgs
Fees:13.00 Taxes:814.00
20160921-0099381

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $220,000.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2016.

Notary Public
My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrea Michelle Sporck 2025 Woodmont Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0J-324.00 CO

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, **Mark A. Fuchs and Jillyn McCullough, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrea M. Sporck, an unmarried woman**, ("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. 324, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re - recorded as Instrument No. 20040212-0017074, Register s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to MARK A. FUCHS and JILLYN MCCULLOUGH, husband and wife, by deed from ELLIOTT P. DAWSON and wife, SUSAN H. DAWSON, of record in Instrument No. 20131106-0115264, dated November 4, 2013, and corrected by Scrivener's Affidavit of record in Instrument No. 20131113-0117078, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 117-11-0J-324.00 CO.
Davidson County taxes for 2015, Map-Par. 117-11-0J-324.00 CO, $1,898.98, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-

0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, said Register's Office.
Right of Entry Agreement of record in Book 9921, page 620, said Register's Office.

Grant of Easement of record in Instrument No. 20110930-0075711, said Register's Office.

This is improved property located at 2025 Woodmont Boulevard Nashville TN 37215

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 16th day of September, 2016.

Mark A Fuchs by Jim T. Harris, attorney-in-fact
Mark A. Fuchs

Jillyn McCullough by Jim T. Harris, attorney-in-fact
Jillyn McCullough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, 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 Mark A. Fuchs and Jillyn McCullough, 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 16th day of September, 2016.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018