BILL GARRETT, Davidson County
Trans:T20160111343 DEEDWARR
Recvd: 12/19/16 12:55 3 pgs
Fees:18.00 Taxes:1091.50

20161219-0132936

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33372-11-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Stumpf 2600 Hillsboro Pike, # 324 Nashville, TN 37212	PINNACLE BANK 150 3RD AVE. SOUTH #900 NASHVILLE, TN 37201	Map and Parcel No.: 117 03 0 H 324 00CO

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, Benjamin Howe and wife Leah Smith, also known as Leah Smith Howe (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Kathryn Stumpf, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2600 Hillsboro Pike, Unit 324, Nashville, TN 37212.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 15th day of December, 2016.

Benjamin Howe

Leah Smith, A/K/A Leah Smith Howe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Howe and Leah Smith, also known as Leah Smith Howe, 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, at office, this 15th day of December, 2016.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 324, together with the appurtenant interest in the common elements of The Enclave at Hillsboro Village, a horizontal property regime established by Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, 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 Benjamin Howe and Leah Smith, husband and wife, by deed dated March 3, 2015 from Joyce Houser, a single woman, of record in Instrument No. 20150304-0019082, Register's Office for Davidson County, Tennessee. Leah Smith and Leah Smith Howe are one and the same person

This conveyance is made subject to:

1. State and County taxes for the year 2017 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 117 03 0 H 324 00CO.
2. Dedication of common area to Hillsboro Village Condominium Association, Inc. of record in Instrument No. 20070919-0111937, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20071002-0117298, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Enclave at Hillsboro Village, of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 974, page 3, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 4544, page 780, Book 4671, page 512, Book 4749, page 468, Book 4471, page 856 and Book 6502, page 162, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20040312-0028775, Instrument No. 20060228-002202 and Instrument No. 20060406-0039476, Register's Office for Davidson County, Tennessee.