THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170110553** BILL GARRETT, Davidson County Trans:T20170009023 DEEDWARR Recvd: 01/31/17 11:46 2 pgs Fees:13.00 Taxes:1398.60 20170131-0010240	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $378,000.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2017. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Sonya Jo Hewitt George and Jennifer JoLeeAnn George 2600 Hillsboro Pike #116 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0H-116.00-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, **Matt Kwasek, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sonya Jo Hewitt George, married and Jennifer JoLeeAnn George, unmarried, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 116, and Storage Space S-17 on the Plan of 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, in the Register's Of\u64257?ce Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Matt Kwasek by Special Warranty deed from Nashville Enclave, L. P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L. P., a Texas Limited Partnership) of record in Instrument No. 20060614-0070807 Register's Office for Davidson County, Tennessee, dated June 09, 2006 and recorded on June 14, 2006.

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.

Taxes for the year 2017, 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, a Condominium Development of record in Instrument Number 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, 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.

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.

This is improved property located at 2600 Hillsboro Pike #116 Nashville TN 37212

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 27th day of January, 2017.

Matt Kwasek

Matt Kwasek

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Kwasek, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018