Davidson County	DEEDWARR
Recvd: 03/16/17 11:30	4 pgs
Fees:23.00 Taxes:1283.90	
20170316-0025792	

#33518

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33518-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $347,000.00. Kim S. Cape Affiant Subscribed and sworn to before me this 14th day of March, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Kim S. Cape, Mary Jane Caudill 2600 Hillsboro Pike, #327 Nashville, TN 37215	**Send Tax Bills To:** SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 117 03 0 H 327 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, **Edward W. Graham, Jr., an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim S. Cape, unmarried, and Mary Jane Caudill, a married woman, as tenants in common with right of survivorship** ("Grantee"), their successors, 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, #327, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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, Grantor has executed this instrument on the 14th day of March, 2017.

Edward W. Graham, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward W. Graham, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2017.

GEORGE E. MUDD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 327 together with Storage Space No. 313, 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 in 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 part of the same property conveyed to Edward W. Graham, Jr., by special warranty deed dated December 29, 2006 from Nashville Enclave L.P., a Texas limited partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas limited partnership, appearing as Instrument No. 20070110-0004310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 117 03 0 H 327 00CO.
2. 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 in Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 974, page 3, Register's Office for Davidson County, Tennessee.
5. Easement for ingress and egress of record in Book 4544, page 780, Book 4671, page 512, Book 4749, page 468, Book 4471, page 856, Book 6502, page 162, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20060406-0039476, Register's Office for Davidson County, Tennessee.
7. Lack of direct access to and from Interstate 440.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

