WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022875 DEEDWARR
Recvd: 03/17/17 10:59 2 pgs
Fees:13.00 Taxes:1109.63
20170317-0026207

B-RL-17-2600-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

William Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
William Phillips	**Pinnacle Bank**	
(NAME) **2600 Hillsboro Pike Apt 401**	(NAME) **PO Box 331678**	**117-03-0H-401.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Murfreesboro, TN 37133**	
(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, **KEVIN GROOM, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM PHILLIPS, UNMARRIED,** 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:

Unit 401 and Storage Space S44, 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 Office, 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 Kevin Groom, an unmarried man by Warranty deed from Christi A. Throneberry, married of record in Instrument No. 20140721-0064224 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 21, 2014.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village, a Condominium Development of record in Instrument Number 20051005-0119789, amended in Instrument Number 20060210-0016562 and Instrument Number 20060919-0116052, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050926-0115605 and Instrument Number 20050928-0116816, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040312-0028775, Instrument Number 20060228-0022027 and Instrument Number 20060406-0039476, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed of Common Area to HOA of record in Instrument Number 20070919-0111937 and Scrivener's Affidavit recorded in Instrument Number 20071002-0117298, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike Apt 401 , 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 14th DAY OF MARCH, 2017.

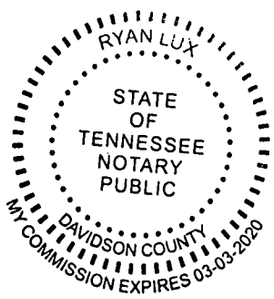
Kevin Groom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN GROOM, 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 14th of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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