Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $297,500.00

Affiant

Subscribed and sworn to before me, this ____ day of June 2017.

Notary Public
My commission expires: 3-20

BILL GARRETT, Davidson County
Trans:T20170057171 DEEDWARR
Recvd: 07/05/17 12:01 2 pgs
Fees:13.00 Taxes:1100.75
20170705-0067372

Address of New Owner:	Send Tax Bills to:	Tax Information
Elena Rueda-de-Leon	SunTrust Mortgage Inc	117 03 233.0000CO
2600 Hillsboro Pike #233	1001 Semmes Ave, RVW5093	
Nashville TN 37212	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Benjamin Herron, a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Elena Rueda-de-Leon, unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 233 of Section C 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 Register's Office for 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 Benjamin Herron by deed from Nashville Enclave, L.P. a Texas limited partnership (FKA Nashville Enclave Apartments, LP) by deed of record in Instrument No. 20060605-0065519 and re-recorded in Instrument No. 200607280091395 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200510050119789 and amended in Instrument Nos. 200602100016562 and 00609190116052.Register's Office for County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Enclave at Hillsboro Village Condominiums 3) Charter for Enclave at Hillsboro Village Condominium Association of record in Instrument Nos. 200509260115605 and 200509280116816

This property is improved property known as 2600 Hillsboro Pike #233, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of June, 2017.

Benjamin Herron

Tara Herron

Tara Herron, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Herron and Tara Herron, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of June, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 10099