Karen Y Johnson Davidson County
Batch# 156516 DEEDWARR
11/05/2018 08:41:49 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20181105-0109123

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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 the 1st day of November, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Falcone **Anna-Maria C. Falcone**	NEW OWNER	**117-03-0-H-313.00co**
8101 Buckspark Ln E		
Potomac, MD 20854		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Schake , an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Falcone and Anna-Maria Capobianco Falcone, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 313 and Garage G-15, as specified on the Plat shown in the Master Deed, on the Plan of The Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for The Enclave at Hillsboro Village, a Condominium Development, Condominiums, of record under Instrument No. 20051005-0119789, and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Enclave at Hillsboro Village, a Condominium Development, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20051005-0119789 of the Plan, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Eric Schake by Special Warranty Deed dated March 22, 2006, 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. 20060324-0033787, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Eric Schake pursuant to a Specific Power of Attorney executed by them on the 23rd day October, 2018, of record in Instrument No. 20181105-0109122 Register's Office for Davidson, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the Master Deed in Instrument No. 20051005-0119789, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Storm Water Detention Agreements in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, Register's Office for Davidson County, Tennessee.**

3) **Conveyance of common area to The Enclave at Hillsboro Village Condominium Association Inc, in Instrument No. 20070919-0111937 as corrected in Instrument No. 20071002-0117298, Register's Office for Davidson County, Tennessee.**

4) **Charter of The Enclave at Hillsboro Village Condominium Association, Inc. of record in Instrument No. 20050926-0115605 and re-recorded in Instrument No. 20050928-0116816, Register's Office for Davidson County, Tennessee.**

5) **The Premises herein insured is a condominium apartment established pursuant to all 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 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, options, burdens, assessments, and other undertakings contained in the Master Deed and Bylaws establishing a Horizontal Property Regime of The Enclave at Hillsboro Village of record in Instrument No. 20051005-0119789 and as amended in Instrument No.20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable**

This is improved property, known as 2600 Hillsboro Pike #313, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **1st** day of **November, 2018.**

Eric Schake by Andrew Wood ATTORNEY IN FACT

Eric Schake
By Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Eric Schake,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Eric Shacke,** for the purpose therein contained, by signing the name of **Eric Schake,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **November, 2018.**

Notary Public

My Commission Expires: _____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
Sept. 22, 2019