THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 191123555

Karen Johnson Davidson County
Batch# 327362 **DEEDWARR**
12/10/2019 08:59:06 AM 2 pgs
Fees: $13.00 Taxes: $1,400.45

20191210-0127158

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $378,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katy Wiseman 2600 Hillsboro Pike #327 Nashville TN 37212	New Owner	Tax Parcel ID No. 117-03-0H-327.00-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, **Kim S. Cape, unmarried and Mary Jane Caudill, married, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katy Wiseman, a married woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 327 together with Storage Space No. 3 13, 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 the same property conveyed to Kim S. Cape, unmarried, and Mary Jane Caudill, a married woman, as tenants in common with right of survivorship by Warranty deed from Edward W. Graham, Jr., an unmarried man of record in Instrument No. 20170316-0025792 Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on March 16, 2017.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Martha Smeck Bryant as Attorney-in-fact for Kim S. Cape, which Power of Attorney is recorded in Instrument No. 20191210-0127157, and also by the signature of Martha Smeck Bryant as Attorney-in-fact for Mary Jane Caudill, which Power of Attorney is recorded in Instrument No. 20191210-0127156 both is said Register's office.

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 2020, 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 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 #327 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 6th day of December, 2019.

Kim S. Cape by Martha Smeck Bryant as Attorney-in-fact

Kim S. Cape by Martha Smeck Bryant as
Attorney-in-fact

Mary Jane Caudill by Martha Smeck Bryant as Attorney-in-fact

Mary Jane Caudill by Martha Smeck Bryant as
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, Martha Smeck Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kim S. Cape and that she is authorized by Kim S. Cape to execute this instrument on her behalf.

WITNESS my hand, at office, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Smeck Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary Jane Caudill and that she is authorized by Mary Jane Caudill to execute this instrument on her behalf.

WITNESS my hand, at office, this 6th day of December, 2019.

Notary Public

My Commission Expires: _____