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 $329,900.00

Affiant

Subscribed and sworn to before me this 19 day of December, 2019.

Notary Public
My commission expires:

MARCIA STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-28-2022

Karen Johnson Davidson County
Batch# 336001 DEEDWARR
12/30/2019 09:45:56 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20191230-0134324

Address of New Owner:	Send Tax Bills to:	Tax Information
Sonya C. Starnes 4216 Hillsboro Pike Nashville, TN 37215	4216 Hillsboro Pike Nashville, TN 37215	131-02-0H-011.00-C

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 **Paul McCombs and Carla McCombs, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sonya C. Starnes, unmarried,** 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 4216, together with Parking Space(s), on the Plan of Hillsboro Quarters Condominiums, Phase I, 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 for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, and Instrument No. 20070905-0106403, 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 Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and

description of such Unit.

Being the same property conveyed to Paul McCombs and Carla McCombs, husband and wife, by deed from Laurel Rachel Hudson, unmarried, of record in Instrument No. 20190617-0058212, Register's Office for Davidson County, Tennessee, and dated June 17, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hillsboro Quarters Condominiums of record in Plat Book 547 Page 82 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20040421-0045569 and amended in Instrument No. 20040511-0054050, 20050110-0003192, and 20050425-0045365 in the official records of Davidson County Register of Deeds.

3. ByLaws of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.

4. Charter for Hillsboro Quarters Condominiums of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4216 Hillsboro Pike, Nashville, TN 37215

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.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9 day of December, 2019.

Paul McCombs by Carla McCombs, his Attorney-In-Fact

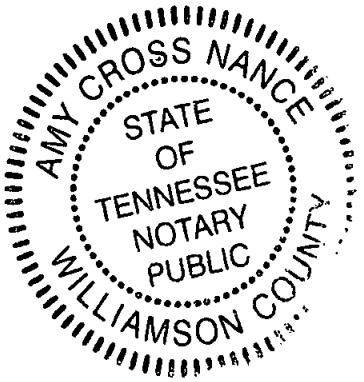
Carla McCombs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2019, before me personally appeared Carla McCombs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of December, 2019.

Notary Signature
My commission expires: 2/12/23



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2019, before me personally appeared Carla McCombs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul McCombs acknowledged that such person executed the same as the free act and deed of Paul McCombs.

Notary Public

My Commission expires 2/12/23

