THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200225243

Karen Johnson Davidson County
Batch# 387565 **DEEDWARR**
04/17/2020 10:55:36 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200417-0040398

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2020.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Chapman, IV, Trustee 2600 Hillsboro Pike #349 Nashville TN 37212	The Nordlinger Group c/o Jaime Isobe 1790 Broadway, 11th Floor New York, NY 10019	Tax Parcel ID No. 117 03 0H 349.00

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, **Sudhir Gondy Rao,married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of The 2600 Hillsboro Pike Trust, dated March 25, 2020**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 349 and Storage Space S-32, The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record as Instrument No. 20051005-0119789, as amended in Instrument Nos. 20060210-0016562 and 20060919-0116052, and any amendments thereto, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Sudhir Gondy Rao, Married, by Warranty Deed from Leslie A. Schornack, unmarried, of record in Instrument No. 20160502-0042745 (as corrected in Instrument No. 20161003-0103683), in the Register's Office of Davidson County, Tennessee, dated May 02, 2016 and recorded on May 02, 2016, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Enclave at Hillsboro Village Condominiums, a Condominium Development record in Instrument No. 20051005-0119789, as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116052; also subject to easements, rights and interests 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.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039476.

This is improved property located at 2600 Hillsboro Pike #349 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 15th day of April, 2020.

Sudhir Gondy Rao

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sudhir Gondy Rao, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2020.

Notary Public

My Commission Expires: Oct 30, 2026

MARTHA HERNANDEZ DAVILA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 30, 2026
Acting in the County of Wayne