THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527265

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 414895 **DEEDWARR**
06/15/2020 01:18:13 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200615-0061118

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patricia H. Carro and Mark A. Carro 2600 Hillsboro Pike, Unit 145 Nashville TN 37212	New Owner	Tax Parcel ID No. 117-03-0H-145.00 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, **Justin Richards, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia H. Carro and Mark A. Carro, husband and wife**, ("Grantees"), their 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. 145 , on the Horizontal Property Regime for T h e Enclave at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description thereof, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JUSTIN RICHARDS, by deed from MEREDITH L. LAVENDER NKA MEREDITH L. BELKOFER AND HUSBAND, RANKIN BELKOFER, of record in Instrument No. 20130214-0015287 , dated February 11, 2013 , 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-03-0H-145.00 CO.

Declaration of Covenants, Conditions, Liens, Easements , Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040312-0028775 and Instrument No. 20060406-0039476, said Register's Office.

This is improved property located at 2600 Hillsboro Pike, Unit 145 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 12th day of June, 2020.

Justin Richards

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Richards, 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 12th day of June, 2020.

Notary Public

My Commission Expires: 3-25-2022