WARRANTY DEED

STATE OF ~~MISSOURI~~ TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GR~~R, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

DIANA K GAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON C

Karen Johnson Davidson County
Batch# 705364 **DEEDWARR**
08/26/2021 10:48:17 AM 2 pgs
Fees: $13.00 Taxes: $1,248.75

20210826-0115312

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew Thomas Gardner and Tiffany Nicole Stevens	New Owner	117030H30300CO
(NAME)	(NAME)	
2600 Hillsboro Pike, 303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211980

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Meredith Toole Reiter** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Thomas Gardner and Tiffany Nicole Stevens**, 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. :

A certain condominium located in Davidson County, Tennessee, being Unit No. 303, Garage G25 and Storage Space S33, of The Enclave at Hillsboro Village, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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, though, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

BEING the same property conveyed to Meredith L. Toole by Warranty Deed from Amy C. Robertson and Carl P. Marshall dated December 8, 2014 and filed of record in Instrument No. 20141210-0113070, Register's Office for Davidson County, Tennessee.

Meredith L. Toole is now known as Meredith Toole Reiter.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Enclave at Hillsboro Village, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office, and By-Laws appended thereto. and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Unimproved ☐

This is improved ☒ property, known as 2600 Hillsboro Pike, 303, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of August, 2021

Meredith Toole Reiter

STATE OF Missouri)
County OF Saint Louis

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Meredith Toole Reiter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of August, 2021.

Notary Public
My Commission Expires:

WILMA R. WILLIAMS
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 14498631
My Commission Expires May 31, 2022