THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 873773 DEEDWARR
06/17/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220617-0069763

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sallie Jane Thornton and Thornton Taylor Muncher 2600 Hillsboro Pike, 303 Nashville, TN 37212	New Owners	117-03-0H-303-00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew Thomas Gardner and Tiffany Stevens Gardner, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sallie Jane Thornton, a married woman and Thornton Taylor Muncher, an unmarried man,tenants in common with right of survivorship** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property 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, through, 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 of the same property conveyed to Meredith L. Toole, by Warranty Deed from Amy C. Robertson and Carl P. Marshall, wife and husband, dated December 8, 2014 and recorded on December 10, 2014, at Instrument No. 20141210-0113070, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Matthew Thomas Gardner and Tiffany Nicole Stevens, by Warranty Deed from Meredith Toole Reiter, dated on August 24, 2021 and recorded on August 26, 2021, at Instrument No. 20210826-0115312, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2600 Hillsboro Pike, 303, Nashville, TN 37212
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 13th **day of June, 2022:**

Matthew Thomas Gardner

Tiffany Stevens Gardner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Thomas Gardner** and **Tiffany Stevens Gardner,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of June, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$415,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13 DAY OF June, 2022:

Notary Public

My Commission Expires: _____

DONE OGLESBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/13/2022.

Date

Jamika Jones
Affiant Signature

06/14/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of June, 20 22.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206170069763