07

Realty Title

Return to Ano

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $126,500.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2011.

Notary Public
My commission expires: 11/07/12

DEBORAH K. DEVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-1012-84369

Address of New Owner:	Send Tax Bills to:	Tax Information
Judson S. Aikens	F & M Bank	093-06-0-A 017.00CO
301 Demonbreun St., Unit 303	50 Franklin Street	
Nashville TN 37201	Clarksville, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon C. Reed, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Judson S. Aikens, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit 303 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon C. Reed, unmarried by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated March 31, 2008, recorded April 3, 2008, of record in Instrument No. 20080403-0033677, Register's Office for Davidson County, Tennessee

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **301 Demonbreun St., Unit 303, Nashville, TN 37201**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20110002656 DEEDWARR
Recvd: 01/13/11 11:07 2 pgs
Fees:13.00 Taxes:468.05

20110113-0003668

WITNESS my hand this 5th day of January, 2011.

Brandon C. Reed

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon C. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 5th day of January, 2011.

Angela A. Ramsey
State of Tennessee at Large

My Commission expires: 04/23/14

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014