STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 203400.00, Affiant
Subscribed and sworn before me this the
20th Day of June, 2012
, Deputy Register

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,400.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

G-BR-12-1515

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Simpkins	SAME (NAME)	
301 Demonbreun Street #1315 (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	93-6-A-191.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY J. BOTHA AND HUSBAND, MICHAEL BOTHA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SIMPKINS, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 1315 OF THE HORIZONTAL PROPERTY REGIME OF ENCORE, A RESIDENTIAL CONDOMINIUM PURSUANT TO MASTER DEED FOR ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080225-0018429 AND MASTER DEED FOR ENCORE, A MASTER CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080225-0018425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCED IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARY J. BOTHA AND HUSBAND, MICHAEL BOTHA BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 15TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080415-0038197, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLAT OF ENCORE OF RECORD IN INSTRUMENT NO. 20060411-0041760; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 464 AND BOOK 10512, PAGE 477; CHARTER OF RECORD IN INSTRUMENT NO. 20080225-0018424 AND INSTRUMENT NO. 20080225-0018428; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080225-0018425 AND INSTRUMENT NOS. 20080225-0018429, 20111104-0086473 AND 20111215-0097929; STORMWATER QUALITY AGREEMENT OF RECORD IN INSTRUMENT NO. 20060406-0039472; NOTICE OF RECORD IN INSTUMENT NO. 20060613-0070413; CERTIFICATE OF RECORD IN INSTRUMENT NO. 20080225-0018429 AMD 20080225-0018430; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091214-0113967 AND 20060504-0051825 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 301 Demonbreun Street #1315, Nashville, Tennessee 37201
(House Number) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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:T20120048119 DEEDWARR
Recvd: 06/29/12 13:05 2 pgs
Fees:13.00 Taxes:752.58
20120629-0057351

Witness my/our hand(s) this 21st day of June, 2012.

Mary J. Botha

Michael Botha

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary J. Botha and Michael Botha, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903