RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120049752 DEEDWARR Recvd: 07/06/12 08:58 2 pgs Fees:13.00 Taxes:527.25 20120706-0059328

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010590

MAP - PARCEL NO: 093-060A-054.00 CO

Send Tax Statements To:
New American Mortgage
841 Seahawk Circle
Virginia Beach VA 23452

Name/Address New Owner:
Anton Jones
301 Demonbreun Street #607
Nashville TN 37201

Name of Mortgagee:
New American Mortgage
841 Seahawk Circle
Virginia Beach, VA 23452

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SARA PRESTON**, unmarried, have bargained and sold and by these presents do transfer and convey unto **ANTON JONES**, his heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 607 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master of 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, as amended in Instrument No. 20111104-0086473, and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Sara Preston, unmarried, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20090508-0042544, Register's Office for Davidson County, Tennessee.
This is improved property known as 301 Demonbreun Street, Nashville, TN 37201.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060504-0051825 and Instrument No. 20090508-0042544

4. Subject to Storm Water Agreement of record in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.

5. Subject to all matters in Master Deed of record in Instrument No. 20080225-0018429 and Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 24 day of May, 2012.

SARA PRESTON

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 **SARA PRESTON**, the bargainor(s), 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 seal, at office, on this 24 day of May, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$142,500.00**.

Affiant

SWORN TO and subscribed before me on this 24th day of May, 2012.

My Commission Expires:
3/18/14

Notary Public