WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Drexel	new owner	093-06-0A-184.00-CO
(NAME)	(NAME)	
301 Demonbreun, #1308		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Brooke Edwards, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine Drexel, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 1308 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, both Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to BROOKE EDWARDS, by deed from ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY, of record as Instrument No. 20080604-0057119, dated May 28, 2008, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the 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, both Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 301 Demonbreun, #1308, Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 1st day of August, 2012.

Brooke Edwards

BILL GARRETT, Davidson County
Trans:T20120057719 DEEDWARR
Recvd: 08/06/12 07:25 2 pgs
Fees:13.00 Taxes:577.20
20120806-0069353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 1st day of August, 2012

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14