RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122480

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120094174 DEEDWARR
Recvd: 12/10/12 11:42 2 pgs
Fees: 13.00 Taxes: 995.30
20121210-0113503

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of December, 2012.

NOTARY PUBLIC

My commission expires: 7-17-13

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol J. Montee and Stanley A. Montee 301 Demonbreun St,Unit 1519 Nashville, TN 37201	Stanley A. Montee Carol J. Montee 823 Iron Wood Circle Clarksville TN 37043	093060A23500

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Nine Thousand and 00/100 Dollars ($269,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **EVAN HAMEL, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents doES hereby transfer and convey unto, **STANLEY A. MONTEE AND WIFE, CAROL J. MONTEE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1519 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 reference is made for a more complete description.

Being the same property conveyed to Evan Hamel, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 11/25/2009, recorded 12/1/2009, of record in Instrument No. 20091201-0109740, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 301 Demonbreun Street, Unit 1519, Nashville, TN 37201.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of December, 2012.

EVAN HAMEL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Evan Hamel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of December, 2012.

Notary Public

Leslie Garside

Printed Notary Name

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My commission expires: 12/23/2014