Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
12-0942R

~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/28/12 15:47 3 pgs
Fees:18.00 Taxes:832.50
20121228-0120290

WARRANTY DEED

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Lynne Ward
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2012.

Sondra Reece
NOTARY PUBLIC

My commission expires: 3/1/2016

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
Lauren M. Longworth 301 Demonbreun Street, #301 Nashville, TN 37201	~~Same as Owner~~ Lauren Longworth 301 Demonbruen St #301 Nashville, TN 37201	093060A015.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and 00/100 Dollars ($225,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SAMANTHA R. LESZCZYNSKI, SINGLE,** hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **LAUREN W. LONGWORTH, UNMARRIED,** hereinafter called the Grantee, her 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 tract or parcel of land in Davidson County, Tennessee described as follows to wit

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as Unit No 301 of the Horizontal Property Regime of Encore a Residential Condominium pursuant to Master Deed for ~~Encore~~ a Residential *Encore Condominium of record as Instrument 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 Samantha R. Leszczynski, by Warranty Deed from Encore Phase I Development Company LLC a Tennessee Limited company, dated 11/10/2009, recorded 11/17/2009, of record in Instrument 20091117-0105738, in the Register's Office for Davidson County, Tennessee.

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 Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she 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 herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of December, 2012.

x Samantha R. Leszczynski
SAMANTHA R. LESZCZYNSKI

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Samantha R. Leszczynski, 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 seal, this the 21st day of December, 2012.

MICHAEL P KEARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03

Notary Public

Michael P. Kearney
Printed Notary Name

My commission expires: 3-8-2016

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.