THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1837

BILL GARRETT, Davidson County
Trans:T20130031497 DEEDWARR
Recvd: 04/17/13 10:32 2 pgs
Fees:13.00 Taxes:1063.75
20130417-0038237

Property Address:
301 Demonbreun St. #904, Nashville, TN 37201
93-6-A-96 CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zachary L. Hamilton**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Richard Westling and Bronwyn Westling, Husband and Wife**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 904 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 discription.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Encore Phase 1 Developement Company, LLC, a Tennessee limited liability, dated March 24, 2008, and recorded March 27, 2008, in the Register of Deeds for the County of Davidson, as Document No. 20080327-0030750.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of TN
County of Williamson

The actual value or consideration whichever is greater is $287,500.00.
Subscribed and sworn before me this 12th day of April, 2013.

Affiant

Notary Public
My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WITNESS Grantor's hand this 12th day of April, 2013.

Zachary L. Hamilton {Seal}

STATE OF Georgia
COUNTY OF Fulton

On this the 12th day of April, 2013, before me the undersigned officer, personally appeared Zachary L. Hamilton, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Tammy K. Jacobs
Notary Public

My Commission expires: June 5, 2016

Grantor's Name, Address, Phone:
Zachary L. Hamilton

Grantees' Name, Address, Phone:
Richard Westling and Bronwyn Westling
301 Demonbreun St. #904
Nashville, TN 37201

SEND TAX STATEMENTS TO THE GRANTEE.

