THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF AUGUST, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
David Morris	Franklin Synergy Bank	093-06-0A-028.00
(NAME) 301 Demonbreun St #403	(NAME) 722 Columbia Ave	
(STREET ADDRESS) Nashville TN 37201	(STREET ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STATE OF TENNESSEE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Morris**, hereinafter called the GRANTEE, their 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. 403 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 Charles W. Ivey, a single person from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company dated April 4, 2008 and recorded on April 9, 2008 in Instrument No: 20080409-0035941, said Register's Office.
And the same property being further conveyed to State of Tennessee by Judgment of Forfeiture by deed from Charles Wayne Ivey and Monica Shante Talley, dated April 18, 2013 and recorded on April 24, 2013 in Instrument No: 20130424-00406614, Register's Office, Davidson County, Tennessee.

Master Deed of record in Instrument No: 20080225-0016429, said Register's Office.

This is **improved** property, known as 301 Demonbreun Street, Unit 403, Nashville, TN 37201

This conveyance is subject to any and all existing easements and/or restrictions of record.

The legal description contained herein is the same as in the previous deed of record.

Davidson County DEEDWARR
Recvd: 08/20/13 16:01 3 pgs
Fees:18.00 Taxes:614.20
20130820-0087896

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. 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 my hand this 16th day of August, 2013.

STATE OF TENNESSEE

By: _____
John C. Zimmermann, Assistant District Attorney General

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Zimmermann, Assistant District Attorney General, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Assistant District Attorney General for the State of Tennessee, and that he as Assistant District Attorney General, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the State of Tennessee by himself as Assistant District Attorney General.

Witness my hand and seal at office this 16th day of August, 2013.

My Commission Expires: 10/18/16

_____
Notary Public

File No: 130641

OMEKA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

