Prepared by:
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BILL GARRETT, Davidson County
Trans:T20130077703 DEEDWARR
Recvd: 09/09/13 09:29 2 pgs
Fees:13.00 Taxes:1598.40
20130909-0094640

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $432,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September 2013.

Notary Public
My commission expires: 4/1/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Juliet Depina 301 Demonbreun, Unit 1216 Nashville TN 37201	Cartus Home Loans 1 Mortgage Way Mt. Laurel, NJ 08054	093060A17100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeremy Daugherty, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Juliet Depina and Cardine Hildt, as Joint Tenants with Right of Survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1216 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in 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 referenced is made for a more complete description.

Being the same property conveyed to Jeremy Daugherty and Tyler Dumoulin by deed from Encore Phase I Development Co., LLC of record in Instrument No. 20080423-0041442, dated 04/21/08, Register's Office for Davidson County, Tennessee. Being further conveyed to Jeremy Daugherty by Quitclaim Deed from Tyler Dumoulin of record in Instrument No. 20110826-0066263, dated 08/25/11, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, a Residential Condominiums and recorded in Instrument No. 20080225-0018425 and

amended in Instrument Nos. 20111104-0086473 and 20111215-0097929 Register's Ofifce for said county. 3) Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428 4) Easement as set forth in instrument recorded in Instrument No. 20120906-0080965 5) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424

This property is improved property known as 301 Demonbreun, Unit 1216, Nashville, Tennessee 37201

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 5th day of September, 2013.

Jeremy Daugherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Daugherty , the bargainor(s), 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 official seal at Brentwood, Tennessee, this 5th day of September, 2013.

Notary Public

My Commission expires: 2/23/16

Amy Cross Nance
Williamson County
State of Tennessee
Notary Public

FILE NO: 07850