Prepared by: ↑ Return TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 14 day of ~~October~~ NOVEMBER, 2013.

Notary Public
My commission expires: April 13, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1310-48782

Address of New Owner:	Send Tax Bills to:	Tax Information
Travis L. Scheriger 301 Demonbreun, Unit 1211 Nashville TN 37201	New Owner	093-06-0-A-166.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christine Mamone, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Travis L. Scheriger, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 1211 of Encore, a Residential Condominium a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed established 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, and by Amendment to Master Deed of record in Instrument No. 20111104-0086473, and Amendment in Instrument No. 20111215-0097929, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed, to which reference is made for a more complete description.

Being the same property conveyed to Christine Mamone, unmarried by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated April 30, 2008, recorded May 1, 2008, of record in Instrument No. 20080501-0044543, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nationwide Mutual Insurance Company by deed from Christine Mamone, dated July 14, 2011, recorded September 30, 2011, of record in Instrument No. 20110930-0075670, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Christine Mamone by deed from Nationwide Mutual Insurance Company, dated November 10, 2011, recorded December 2, 2011, of record in Instrument No. 20111202-0094181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Demonbreun, Unit 1211, Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130098344 DEEDWARR
Recvd: 11/19/13 14:05 2 pgs
Fees:13.00 Taxes:851.00
20131119-0119354

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 30th day of October, 2013.

Christine Mamone

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christine Mamone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of October, 2013.

Notary Public

My Commission expires

NOTARIAL SEAL
STATE OF OHIO

Patricia Sue Balk
Notary Public, State of Ohio
My Commission Expires 05-13-2017