Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December 2013

Notary Public
My commission expires: January 11, 2016

Davidson County DEEDWARR
Recvd: 12/26/13 11:00 3 pgs
Fees:18.00 Taxes:950.90
20131226-0129816

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacqueline Renee Umerlik	Wells Fargo Bank, N.A.	093060A16200
301 Demonbreun Street, Unit 1207	2701 Wells Fargo Way	
Nashville, TN 37201	Minneapolis, MN 55467	

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 John J. Malpass and wife Lisa Ann Malpass hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jacqueline Renee Umerlik, a married person 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. 1207 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 John J. Malpass and Lisa Ann Malpass by deed from Vicki Lee Burke of record in Instrument No. 20120326-0025256, dated 03/21/12, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 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 Office for said county. 3) Charter for Encore Residential Condominium Association of record in

Instrument No. 20080225-0018428 4) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424 5) Easement as set forth in instrument recorded in Instrument No. 20120906-0080965

This property is improved property known as 301 Demonbreun Street, Unit 1207, 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 19th day of December, 2013.

John J. Malpass

Lisa Ann Malpass

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 John J. Malpass and Lisa Ann Malpass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of December, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07999

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

