BILL GARRETT, Davidson County
Trans:T20140005654 DEEDWARR
Recvd: 01/24/14 13:44 2 pgs
Fees:13.00 Taxes:684.50
20140124-0006831

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Justine Scheriger
P.O. Box 162
Hendersonville, TN 37075

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 093-06-0-A
PARCEL 244.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Steve Rainey, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justine Scheriger, married,** hereinafter called the Grantees, 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. 1608 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Steve Rainey, by Warranty Deed from Encore Phase I Development, LLC, a Tennessee limited liability company, dated April 11, 2008 and filed of record in Instrument No. 20080414-0037415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Instrument No. 20080225-0018429, and amended in Instrument No. 20111104-0086473; Easement Agreement of record in Instrument No. 20120906-0080965; Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080225-0018429, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **301 Demonbreun Street, Unit 1608 Nashville, TN 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 Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully

seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of January, 2014.

Steve Rainey

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve Rainey, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2014.

NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of January, 2014.

NOTARY PUBLIC

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

My Commission Expires: 12-10-2017