Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140008422 DEEDWARR
Recvd: 02/05/14 13:36 2 pgs
Fees:13.00 Taxes:1187.70
20140205-0010278

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF JANUARY, 2014. Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Green and Larry S. Davig	New Owner	093-06-0A-096.00CO
(NAME)	(NAME)	
301 Demonbreun St Unit 904		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Richard Westling and wife, Bronwyn Westling**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary L. Green and husband, Larry S. Davig**, 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. 904 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 Richard Westling and Bronwyn Westling, Husband and Wife by Warranty Deed from Zachary L. Hamilton dated April 12, 2013, of record in Instrument No. 20130417-0038237, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Zachary L. Hamilton by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company dated March 24, 2008 of record in Instrument No. 20080327-0030750, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Demonbreun St Unit 904, 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, has 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 29 day of January, 2014.

Richard Westling

Bronwyn Westling
by Richard Westling, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Richard Westling**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of **January, 2014.**

COUNTY OF WILLIAMSON ★ SUSAN L. HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My commission expires: 8/29/2014

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Richard Westling**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he is the attorney-in-fact for **Bronwyn Westling** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for **Bronwyn Westling**. POA of record e Inst # 20140205001027, Register's Office of Davidson Co. TN

Witness my hand and official seal, this 29 day of **January, 2014.**

COUNTY OF WILLIAMSON ★ SUSAN L. HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My commission expires: 8/29/2014

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