Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,500.00

Affiant

Subscribed and sworn to before me, this 25th day of February 2014.

Notary Public
My commission expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Davidson County DEEDWARR
Recvd: 03/04/14 16:13 3 pgs
Fees:18.00 Taxes:834.35
20140304-0018293

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ashley Harris	New Owner	093.060A142000
301 Demonbreun Street, Unit 1108		
Nashville, TN 37201-0000		

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 Ashlee Schenk, an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ashley Harris, an unmarried woman 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:

Being Unit No. 1108 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in as Instrument No. 20080225-0018429 and amended in No. 2011104-0086473 and Master Deed for Encore, a Master Condominium of record as Instrument No. 200802258-0018425 and amended in No. 20111104-00869473 and No. 20111215-0097929 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Ashlee Schenk by deed from Encore Phase I Development Company, LLC by deed of record in Instrument No. 20080404-0034278 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) Restrictions set out in the Quitclaim Deed of record in Instrument No. 20060406-0067537 3) All matters appearing on plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee 4) 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 and amended in Instrument No. 20111104-0086473, 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 Register's Office for said county. 5) Storm

Quality Agreement of record in Instrument No. 20060406-0039472 6) Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428 7) 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 and amended in Instrument No. 20111104-0086473 and No. 20111215-0097929, 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, Master Association and recorded in Instrument No. 20080225-0018442 and amended in Instrument No 20111215-0097929 Register's Office for said county. 8) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424 9) Easement of record in Instrument O. 20120906-0080965 11)

This property is improved property known as 301 Demonbreun Street, Unit 1108, Nashville,, Tennessee 37201-0000

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 28th day of February, 2014.

Ashlee Schenk

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 Ashlee Schenk and , 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 28th day of February, 2014.

Notary Public

My Commission expires: 2/23/15 File NO: 08041

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067