BILL GARRETT, Davidson County
Trans:T20140018950 DEEDWARR
Recvd: 03/21/14 10:00 2 pgs
Fees:13.00 Taxes:915.75
20140321-0023335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 247,500.00

Affiant

Subscribed and sworn to before me, this 14th day of March, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARAH BROWN	**FRANKLIN AMERICAN MORTGAGE**	**09306A17200CO**
301 DEMONBREUN ST UNIT 1217	**501 CORPORATE CENTRE DRIVE, STE 400**	
NASHVILLE, TN 37201	**FRANKLIN, TN 37067**	

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 ACKNOWLEDGE, WE,

LANCE P. MEADOWS, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH E. BROWN, AN UNMARRIED WOMAN

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. 1217 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument # 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument # 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 LANCE P. MEADOWS, BY WARRANTY DEED FROM ANDREW YI AND YONG-KU YI, DATED 02/23/2012 AND RECORDED ON 03/01/2012 IN INSTRUMENT NUMBER 20120301-0018072, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $168,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO ANDREW YI, UNMARRIED AND YONG-KU YI, MARRIED, BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 04/29/2009 AND RECORDED ON 05/07/2009 IN INSTRUMENT NUMBER 20090504-0040316, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 301 DEMONBREUN ST UNIT 1217, 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 in 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 my/our hand(s) this 14th day of March, 2014.

LANCE P. MEADOWS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LANCE P. MEADOWS, the within named Grantor(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, at office, this 14th day of March, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY