THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Vandenbergh and Heather Vandenbergh	New owners	
122 Lake Haven Lane		093-06-0A-198.00-CO
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jonathan Duncan, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **David W. Vandenbergh and wife, Heather Vandenbergh,**

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. 1402 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 referenced is made for a more complete description.Being the same property conveyed to Jonathan Duncan by deed from of Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20110701-0050739 Register's Office for Davidson County, Tennessee, dated June 28, 2011 and recorded on July 01, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Demonbreun Street #1402, Nashville, TN 37201.**

BILL GARRETT, Davidson County
Trans:T20140026673 DEEDWARR
Recvd: 04/21/14 12:18 2 pgs
Fees:13.00 Taxes:1110.00

20140421-0032887

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 my hand this the 18 day of April, 2014.

Jonathan Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Duncan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18 day of April, 2014.

My Commission expires: March 8, 2014

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE