Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140030281 DEEDWARR
Recvd: 05/02/14 11:51 2 pgs
Fees:13.00 Taxes:943.13
20140502-0037353

39-B
File #14-1120

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Genevieve Jewell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dayton Steven Lassiter, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 502 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, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Genevieve Jewell by deed from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company, dated December 18, 2008, of record as Instrument No. 20090108-0001960, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 301 Demonbreun Street Unit 502, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 30th day of April, 2014.

Genevieve Jewell by [signature]
**Genevieve Jewell by Tyler Thompson,**
**Attorney-In-Fact**

Attorney in Fact

State of Tennessee )
County of Davidson )

On this 30th day of April, 2014, before me personally appeared Tyler Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Genevieve Jewell acknowledged that such person executed the same as the free act and deed of Genevieve Jewell.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 254,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2014.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/4/15

NEW OWNER:
Dayton Steven Lassiter
301 Demonbreun Street Unit 502
Nashville, TN 37201

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
93-6-A-38CO