BILL GARRETT, Davidson County
Trans:T20140059273 DEEDWARR
Recvd: 08/13/14 08:57 2 pgs
Fees:13.00 Taxes:895.40
20140813-0072926

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Stan Lawson & Brenda Lawson
301 Demonbreun Street
Nashville, TN 37201

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 093-06-0A-142.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ashley Harris, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Stan Lawson and Brenda Lawson, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1108 of Encore, a Residential Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of records as Instrument Number 20080225-0018425 and amended in Instrument Number 20111104-0086473 and Instrument Number 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ashley Harris, an unmarried woman by deed from Ashlee Schenk, an unmarried person of record in Instrument No. 20140304-0018293 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 04, 2014.

This is improved property known as: **301 Demonbreun Street, Unit 1108, Nashville, Tennessee 37201**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20060411-0041760, Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, and Restrictions set forth in Quitclaim Deed of record in Instrument Number 20060607-0067537, Restrictions of record as Instrument Number 20140304-0018293, Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of August, 2014.

Ashley Harris

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ashley Harris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of August, 2014.

NOTARY PUBLIC

GREGG CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $242,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
File No. 147383