BILL GARRETT, Davidson County
Trans:T20140061413 DEEDWARR
Recvd: 08/20/14 09:06 3 pgs
Fees:18.00 Taxes:1121.10
20140820-0075490

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Daniel Coblentz and Joana Coblentz
301 Demonbruen Street, Encore #1417
Nashville, TN 37201

MORTGAGEE:

SEND TAX BILLS:
Daniel C. Coblentz
301 Demonbreun St #1417
Nashville, TN 37201

MAP-PARCEL:
MAP 093-06-O-A
PARCEL 213.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John L. Hall and wife, Helen Hall and Eric S. Patton and wife, Jennafer Patton and Guy F. McIntyre and wife, Carlene McIntyre,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Coblentz and wife, Joana Colblentz,** 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. 1417 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 John L. Hall and wife, Helen Hall, and Eric S. Patton and wife, Jennafer Patton and Guy F. McIntyre and wife, Carlene McIntyre, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated August 14, 2008, filed for record in Instrument No. 20080821-0085894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20060406-0039472; Notice of Commencement in Instrument No. 20060613-0070413; easement for Stormwater Quality in Instrument No. 20060406-0039472; easement to Encore Phase I Development Company in Instrument No. 20120906-0080965; easements, covenants conditions and all matters and notes as shown on the plan of record in Master Deed in Instrument No. 20080225-0018425, amended by Instrument No. 20111215-0097929 and Instrument No. 20111104-0086473, Register's Office, Davidson, County, Tennessee.

This is improved property known as 301 Demonbruen Street, Encore #1417 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 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 our hands this 6th day of August, 2014.

John L. Hall By Kathy O'Brien Streets ATTORNEY-IN-FACT
John L. Hall
By: Kathy O'Brien Streets, Attorney-in-Fact

Helen Hall By Kathy O'Brien Streets ATTORNEY-IN-FACT
Helen Hall
By: Kathy O'Brien Streets, Attorney-in-Fact

Eric S. Patton By Kathy O'Brien Streets ATTORNEY-IN-FACT
Eric S. Patton
By: Kathy O'Brien Streets, Attorney-in-Fact

Jennafer Patton By Kathy O'Brien Streets ATTORNEY-IN-FACT
Jennafer Patton
By: Kathy O'Brien Streets, Attorney-in-Fact

Guy F. McIntyre By Kathy O'Brien Streets ATTORNEY-IN-FACT
Guy F. McIntyre
By: Kathy O'Brien Streets, Attorney-in-Fact

Carlene McIntyre By Kathy O'Brien Streets ATTORNEY-IN-FACT
Carlene McIntyre
By: Kathy O'Brien Streets, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy O'Brien Streets, as Attorney-in-Fact for John L. Hall and wife, Helen Hall and Eric S. Patton and wife, Jennafer Patton and Guy F. McIntyre and wife, Carlene McIntyre, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 6th day of August, 2014.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $303,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY