RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140088201 DEEDWARR
Recvd: 11/24/14 10:45 2 pgs
Fees:13.00 Taxes:1757.50
20141124-0107854

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 475,000.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2014.

Lura Brady
Notary Public

My commission expires: 8-27-18

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARC D. TORRENCE	**FINWORTH MORTGAGE LLC**	**093060A21000CO**
301 DEMONBREUN ST #1414	**2106 CRESTMOOR ROAD**	
NASHVILLE, TN 37201	**NASHVILLE, TN 37215**	

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,

JOHN F. TWEED

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

MARC D. TORRENCE AND BEVERLY TORRENCE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

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. 1414 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 F. TWEED BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 04/16/2008 AND RECORDED ON 04/18/2008 IN INSTRUMENT NUMBER 20080418-0039488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 #1414, 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 19th day of November, 2014.

John Tweed by John Stefanski his attorney in fact

JOHN TWEED BY JOHN STEFANSKI AS HIS ATTORNEY IN FACT

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the State and County aforesaid, personally appeared **JOHN STEFANSKI** to me known to be the person who executed the foregoing instrument in behalf of **JOHN TWEED** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **JOHN TWEED**.

Witness my hand, at office, this 19th day of November, 2014.

Lura Brady

Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY