WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002265 DEEDWARR
Recvd: 01/09/15 14:21 2 pgs
Fees:13.00 Taxes:1713.10
20150109-0002652

G-RR-14-301-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dawn L. Farris and Scott D. Farris	Fifth Third Mortgage Company	
(NAME)	(NAME)	**093-06-0A-171.00-C O**
301 Demonbreun Street Unit 1216	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	MD: 1MOCBQ Cincinnati, Ohio 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JULIET DEPINA, A SINGLE PERSON CARDINE HILDT, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAWN L. FARRIS AND SCOTT D. FARRIS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1216 of Encore, a Residential Condominium, a 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 record as instrument No. 20080225-0018425, 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 Juliet Depina and Cardine Hildt, as joint tenants with right of survivorship by Warranty deed from Jeremy Daugherty, unmarried of record in Instrument No. 20130909-0094640 Register's Office for Davidson County, Tennessee, dated September 05, 2013 and recorded on September 09, 2013. Being the same property conveyed to Jeremy Daugherty, unmarried by Quitclaim deed from Tyler Dumoulin, unmarried of record in Instrument No. 20110826-0066263 Register's Office for Davidson County, Tennessee, dated August 25, 2011 and recorded on August 26, 2011.

This conveyance is subject to:

- Charter for Encore Master Condominium Association, Inc. in Instrument 20080225-0018424, Register's Office for Davidson County, Tennessee.
- Attorney's Certificate establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument 20080225-0018426, Register's Office for Davidson County, Tennessee.
- Charter for Encore Residential Condominium Assn in Instrument 2008022-50018428, Register's Office for Davidson County, Tennessee.
- Attorney's Certificate establishing a Horizontal Property Regime of Encore in Instrument 20080225-0018430, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument 20060422-0041760, Register's Office for Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan in Book 7084, page 983, and Book 10512, page 477 and Instrument 20060504-0051825, Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions in Instrument 20091214-0113967, Register's Office for Davidson County, Tennessee.
- Restrictions in Quitclaim Deed in Instrument 20060607-0067537, Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement in Instrument 20060406-0039472, Register's Office for Davidson County,

Tennessee.
- Notice of Commencement (Private Project) in Instrument 20060613-0070413, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Easement of record in Instrument Number 20120906-0080965, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun Street Unit 1216 , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF JANUARY, 2015.

Juliet Depina

Cardine Hildt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIET DEPINA AND CARDINE HILDT, the within named bargainor, 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.

Witness my hand and official seal, this the 5th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212