BILL GARRETT, Davidson County
Trans: T20150010623 DEEDWARR
Recvd: 02/11/15 09:49 2 pgs
Fees: 13.00 Taxes: 1091.50
20150211-0012603

WARRANTY DEED

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2015.

Notary Public

My commission expires: 4/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelly M. Williams	GMFS Lending	Map/Parcel 093060A21100CO
301 Demonbreun Street, Unit 1415	7389 Florida Blvd. Suite 200A	
Nashville, TN 37201	Baton Rouge, LA 70806	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Arnaldo D'Alfonso and Holly Jones, husband and wife

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

Kelly M. Williams

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:

BEING a certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. 1415 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for DAVIDSON County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominiums, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429, said Register's Office; Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 2011104-0086473 and Instrument No. 20111215-0018424 said Register's Office,

Being the same property conveyed to Arnaldo D'Alfonso, Jr. and Holly Jones, husband and wife, by Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated November 12, 2008 of record in Instrument No. 20081209-0118814, Register's Office for DAVIDSON County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20080225-0018429, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee

3) Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428, said Register's Office.

4) Attorneys Certificate of Encore, a Residential Condominium of record in Instrument No. 20080225-0018430, said Register's Office.

5) All matters shown on the Consolidation Plat of Encore of record in Instrument No. 20060411-0041760, said Register's Office.

6) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, amended in Book 7631, page 606, Book 10512, page 464, Book 10512, page 477 and in Instrument No. 20060504-0251825, said Register's Office.

7) tormwater Quality Agreement of record in Instrument No. 20060406-0039472, said Register's Office.

8) Restrictions as set out in the Quitclaim Deed to Encore Phase I Development Company, LLC, of record in Instrument No. 20060607-0067537, said Register's Office.

9) Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office.

10) Subject to the Master Deed and By-Laws for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office.

11) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018424, said Register's Office.

12) Attorney's Certificate of Encore, a Master Condominium of record in Instrument No. 20080225-0018426, said Register's Office.

13) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, said Register's Office.

14) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR(S) HEREIN.

This is improved (_X__) Unimproved (____) property, known as 301 Demonbreun Street, Unit 1415, 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 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 my/our hand(s) this 3rd day of February, 2015.

Arnaldo D'Alfonso

Holly Jones

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, a Notary Public of said County and State, **Arnaldo D'Alfonso and Holly Jones**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at GLENDALE (City), CALIFORNIA (State), this **3rd** day of **February, 2015.**

Notary Public

My Commission Expires: MAY 16 2018

MAX J. OCON
Commission # 2064907
Notary Public - California
Los Angeles County
My Comm. Expires May 16, 2018