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

BILL GARRETT, Davidson County
Trans:T20150028828 DEEDWARR
Recvd: 04/16/15 15:55 2 pgs
Fees:13.00 Taxes:856.55
20150416-0033966

ADDRESS NEW OWNER:
Tiffany Stevens
301 Demnobreun Street, #919
Nashville, TN 37201

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

MAP/PARCEL 93-6A-111

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, **Julia Romano and wife, R. Damon Romano,** has this day bargained and sold, and does hereby transfer and convey unto **Tiffany Stevens, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 919 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 reference is made for a more complete description.

Being the same property conveyed to Julia Romano and husband, R. Damon Romano by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20090303-0018802 Register's Office for Davidson County, Tennessee, dated February 27, 2009 and recorded on March 03, 2009.

Being also known as 301 Demnobreun Street, #919 Nashville, TN 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 2015 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 No. 20060411-0041760, and restrictions in Instrument No. 20060607-0067537 and Instrument No. 20090303-0018802, 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 15th day of April, 2015.

Julia Romano by Fred T. Bell as her Attorney-in-Fact

Julia Romano by Fred T. Bell as her Attorney-in-Fact, recorded in Book ★, Page ___, Register's Office of Davidson County, Tennessee.

R. Damon Romano by Fred T. Bell as his Attorney-in-Fact

R. Damon Romano by Fred T. Bell as her Attorney-in-Fact, recorded in Book ★, Page ___, Register's Office of Davidson County, Tennessee.

★# 20150416-0033965

STATE OF TENNESSEE
COUNTY OF Davidson

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 Fred T. Bell, as attorney-in-fact for Julia Romano and R. Damon Romano with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Julia Romano and R. Damon Romano, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Fred T. Bell, and recorded simultaneously herewith in Book ★, Page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 15th day of April 2015.

★# 20150416-0033965

Notary Public

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

Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $231,500.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2015.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/16/16