WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041250 DEEDWARR
Recvd: 05/28/15 10:10 2 pgs
Fees:13.00 Taxes:999.00
20150528-0049038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 05-08-2019
(AFFIX SEAL)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian Townsend and Cheryl Townsend	National Bank of Kansas City	093 06 0A 049.00
(NAME)	(NAME)	
1268 Olivia Parkway	10700 Nall Ave, Ste 300	
(ADDRESS)	(ADDRESS)	
Henderson, NV 89011	Overland Park, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Justin Degraauw**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian T. Townsend and Cheryl M. Townsend, husband and wife**, 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. 602 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 Justin DeGraauw by Warranty Deed from Joe Canary, married, dated February 26, 2010 and recorded March 02, 2010 in Instrument No. 201003020015622, in said Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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* amended at Instrument Nos. 20111104-0086473 and 20111215-0097929,

unimproved ☐

This is improved ☒ property, known as 301 Demonbreun Street, Unit 602, 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, has 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 22nd day of May, 2015.

Justin Degraauw

STATE OF TENNESSEE

COUNTY OF Davidson

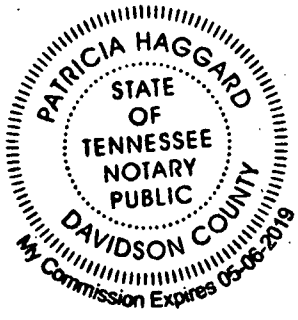
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Justin Degraauwthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2015.

Notary Public

My Commission Expires: 5/6/19

(SEAL)



File Number: GRN-151542