BILL GARRETT, Davidson County
Trans:T20150071354 DEEDWARR
Recvd: 08/24/15 10:52 2 pgs
Fees:13.00 Taxes:1961.00

20150824-0085097

WARRANTY DEED

CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

P15-0301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-8-19

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrin K. Klinger	New Owner (NAME)	
301 Demonbeun St Unit 1203 (ADDRESS)	88 East Broad # 1770 (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Columbus, OH 43215 (CITY) (STATE) (ZIP)	093-06-0A-158.00-CO

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, we MATTHEW HELTON AND WIFE, APRIL L. HELTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARRIN K. KLINGER AND BRANDON S. LYNAUGH, TENANTS IN COMMON, 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 apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1203 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.
\ltrpar

Being the same property conveyed to Matthew Helton, unmarried and April Linder, unmarried by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080403-0033670 Register's Office for Davidson County, Tennessee, dated April 01, 2008 and recorded on April 03, 2008.

April Linder is now married and known as April L. Helton.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Instrument No. 20060411-0041760, Instrument No. 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, Instrument No. 20080225-0018424, Instrument No. 20080225-0018428, Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, Instrument No. 20060607-0067537, Instrument No. 20091214-0113967, Instrument No. 20060406-0039472, Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 301 Demonbreun St. Unit #1203 , Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 20th day of August, 2015.

Matthew Helton

April L. Helton

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of August, 2015, before me personally appeared Matthew Helton and wife, April L. Helton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of August, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959