(2)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150072387 DEEDWARR
Recvd: 08/26/15 10:39 4 pgs
Fees:23.00 Taxes:2164.50
20150826-0086327

W & I Ref: (DKM) Title No.: 57664

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald Lester Harmeyer Kathy Sue Harmeyer 301 Demonbreun Street #1905 Nashville, TN 37201	**Quicken Loans Inc.** **P O Box 6577** **Carol Stream, IL 60197**

TAX MAP PARCEL NUMBERS: 093060A30100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Kunath and Gary Michael Kunath**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald Lester Harmeyer and Kathy Sue Harmeyer, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1905 of Encore, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, a Residential Condominium as shown on the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Instrument No. 20080225-0018425, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Daniel Kunath, married, and Gary Michael Kunath, unmarried, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated May 12, 2008, recorded May 14, 2008 in Instrument No. 20080514-0049591, Register's Office for Davidson County, Tennessee.

Megan Kunath, wife of Daniel Kunath, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20080225-0018429 and Instrument No. 20080225-0018425, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20080225-0018425, Instrument No. 20080225-0018429, Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, said Register's Office; and Attorney's Certificate of record in Instrument No. 20080225-0018426, said Register's Office.

This instrument is executed on behalf of Gary Michael Kunath by Daniel Kunath pursuant to a Power of Attorney executed by him on the 28th day of July, 2015, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 301 Demonbreun Street, # 1905, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August 2015

Daniel Kunath

Gary Michael Kunath by Daniel Kunath attorney in fact

Gary Michael Kunath by Daniel Kunath, Attorney-In-Fact

Megan Kunath

Megan Kunath

State of Tennessee

County of Davidson

On this 14th day of August, 2015
, before me the undersigned authority, personally appeared **Daniel Kunath** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Daniel Kunath** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary Michael Kunath**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Sworn and subscribed before me this 14th day of August, 2015.

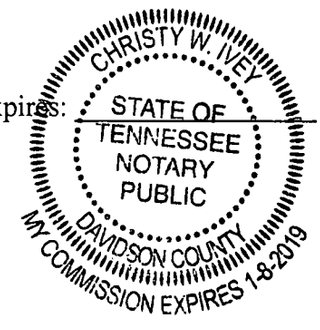
Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On August 14, 2015, before me the undersigned authority, personally appeared **Megan Kunath** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires:

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Daniel Kunath and Gary Michael Kunath

TO: Donald Lester Harmeyer and Kathy Sue Harmeyer, husband and wife

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Daniel Kunath, Affiant

Sworn to and subscribed before me this 14th day of August, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019