BILL GARRETT, Davidson County
Trans:T20160015129 DEEDWARR
Recvd: 02/24/16 10:34 2 pgs
Fees:13.00 Taxes:1135.90

20160224-0017516

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $307,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 18 day of February 2016.

Notary Public
My commission expires: 11-5-19

Address of New Owner:	Send Tax Bills to:	Tax Information
David Brandon Robertson 301 Demonbreun Street #1312 Nashville TN 37201	Same as new owner	093 06 0A 188.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jody L. Stapley, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to David Brandon Robertson, a single man, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Encore certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as Unit No. 1312 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 amended in No. and No. 201512030122000 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 Jody L. Stapley by deed form Encore Phase 1 Development Company, LLC of record in Instrument NO. 20090917-0086777 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Storm Quality Agreement of record in Instrument No. 20060406-0039472 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018429 and amended in Instrument No. 20111104-0086473 and No. 201512030122000, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and

also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, a Residential Condominiums. 4) Restrictions set out in the Quitclaim Deed of record in Instrument No. 20060406-0067537 5) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-00184295 and amended in Instrument No. 20111104-0086473 and No. 20111215-0097929 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, Master Association 6) Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428 7) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424

This property is improved property known as 301 Demonbreun Street #1312, Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of February, 2016.

by Brian Merrill her attorney in fact

Jody L. Stapley, by Brian Merrill
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of February, 2016, before me personally appeared Brian Merrill to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jody L. Stapley acknowledged that such person executed the same as the free act and deed of Jody L. Stapley.

Sheri Engel

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY SHERI ENGEL

My Commission expires January 5, 2020
FILE NO: 09278