RETURNED TO:
PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16183

BILL GARRETT, Davidson County
Trans:T20160028274 DEEDWARR
Recvd: 04/07/16 10:20 2 pgs
Fees:13.00 Taxes:843.60
20160407-0033352

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, Ste. 200
Knoxville, TN 37923

New Owner is:
Travis Levell
301 Demonbreun Street, Unit #308
Nashville, TN 37201

MAP: 093-06-0A

PARCEL: 022.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shawn R. Baker, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Travis Levell, an unmarried man, and Jose V. Levell and Teresa B. Levell, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **301 Demonbreun Street, Unit #308, Nashville, TN 37201**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 308 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Number 20151203-0122000; and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, amended in Instrument Numbers 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Shawn R. Baker, unmarried, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 7/14/08 and recorded 7/18/08 in Instrument Number 20080718-0073730, Register's Office for Davidson County, Tennessee.

SR
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this April 5th, 2016.

GRANTOR(S):

SHAWN R. BAKER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shawn R. Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of April, 2016.

MARGARET S. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$228,000.00**.

AFFIANT

SWORN TO and subscribed before me this 5th day of April, 2016.

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 3/24/2019