Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $418,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160031421 DEEDWARR
Recvd: 04/18/16 12:37 2 pgs
Fees:13.00 Taxes:1546.60
20160418-0037119

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy C. Dunn 12153 Bayhill Dr. Carmel, IN 46033-9537	new owner	093060A220.00CO

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 Gary Tyler Collins, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Timothy C. Dunn and Paula Dunn, husband and wife 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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as Unit No. 1504 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore a Residential Condominium of record in Instrument No. 20080225-0018425 and amended Instrument No. 20151203-0122000 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Tyler Collins by deed from Tye Welch and Lisa Welch of record in Instrument No. 20131108-0115890 Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the spouse of the herein named Grantor.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) 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 No. 20151203-0122000, 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, Residential Condominiums 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. 20080225-0018425 and amended in No. 2011104-0086473, 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 Condominium 4) Charter of Encore Residential Condominium Association of record in Instrument No. 200802250018428 5) Charter of Encore Master Condominium Association of record in Instrument No. 200802250018425

This property is improved property known as 301 Demonbreun St., Unit 1504, 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 15 day of April, 2016.

Gary Tyler Collins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Tyler Collins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of April, 2016.

Notary Public

My Commission expires: 2/20/19
FILE NO: 09381

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY