BILL GARRETT, Davidson County
Trans:T20160037016 DEEDWARR
Recvd: 05/04/16 11:17 2 pgs
Fees:13.00 Taxes:1235.80
20160504-0043981

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16223

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Eric J. Huemmer, Jr.
634 Medina Drive
Highland Valley, TX 75077

MAP: 093-06-0A

PARCEL: 207.00 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, **Laura A. Thrower** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric J. Huemmer, Jr. and Michelle P. Huemmer, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **301 Demonbreun St., #1411, 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. 1411 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 Laura A. Thrower, a single person, by Warranty Deed from Richard Clayton Foster, unmarried, dated 12/17/14 and recorded 12/19/14 in Instrument Number 20141219-0116340; and the same property previously conveyed to Richard Clayton Foster, unmarried, by Warranty Deed from Thomas C. McEwen, married (joined by Catherine McEwen), dated 10/29/12 and recorded 11/5/12 in Instrument Number 20121105-0101388, Register's Office for Davidson County, Tennessee.

LAT
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 themselves and their 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 29th day of April, 2016.

GRANTOR(S):

LAURA A. THROWER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Laura A. Thrower** , 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 29th day of April, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$334,000.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of April, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18