This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16387

BILL GARRETT, Davidson County
Trans:T20160056995 DEEDWARR
Recvd: 07/05/16 13:40 2 pgs
Fees:13.00 Taxes:1476.30
20160705-0068519

Send Tax Bills To:
Avenue Bank
111 10th Avenue South, Ste. 400
Nashville, TN 37215

New Owner is:
Emmit J. Martin
301 Demonbreun Street, Unit 1702
Nashville, TN 37201

MAP: 093-06-0A

PARCEL: 258.00 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, **William H. Poche and wife, Amy V. Poche**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Emmit J. Martin, unmarried**, hereinafter referred to as Grantee, his 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 St., Unit 1702, Nashville, TN 37201**

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

LAND 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. 1702 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, as 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 William H. Poche and wife, Amy V. Poche by Warranty Deed of record in Instrument Number 20110401-0025086, in the Register's Office for Davidson County, Tennessee.

WHP AVP
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, his 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, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2016.

GRANTOR(S):

WILLIAM H. POCHE

AMY V. POCHE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William H. Poche and Amy V. Poche**, 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 30th day of June, 2016.

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

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$399,000.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of June, 2016.

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

NOTARY PUBLIC
My commission expires:_____