BILL GARRETT, Davidson County
Trans:T20160058508 DEEDWARR
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Fees:18.00 Taxes:1256.15
20160708-0070281

This Instrument Prepared By
WILKERSON GAULDIN HAYES JENKINS & DEDMON
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220

(Without Opinion of Title, Survey, or Other Representation)

WARRANTY DEED

I, MARY KATHRYNE BURKS, a single person, do hereby convey unto GEORGEANN M. BROWN, TRUSTEE OF THE GEORGEANN M. BROWN REVOCABLE TRUST, her successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Unit No. 1112, on the Horizontal Property Regime for Encore, a Master Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018425 and Master Deed of record in Instrument No. 20080225-0018429, amended in Instrument No. 20111104-0086473, Instrument No. 20111215-0097929, and Instrument No. 20151203-0122000, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being further identified as Map and Parcel No. 093 06 0A 146.00 CO in the records of the Tax Assessor's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mary Kathryne Burks by deed of record in Instrument No. 20150804-0076788, dated August 3, 2015, in the Register's Office for Davidson County, Tennessee.
>
> Statement required by Tennessee Code Annotated § 66-24-121. The foregoing legal description is the same as contained in the source of title shown above.

THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, has a right to convey it, and warrants the title against all persons whomsoever, except as shown herein.

Said real estate is unencumbered with the exception of the following:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 093-06-0A-146.00 CO.

2. Matters shown on the Plan of record in Instrument No. 20060411-0041760, in said Register's Office.

3. Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 and amended as Instrument No. 20111104-0086473, Instrument No. 20111215-0097929, Instrument No. 20151203-0122000, in said Register's Office.

4. Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018429, in said Register's Office.

5. Restrictive Covenants contained in deed of record in Instrument No. 20060607-0067537, in said Register's Office.

6. Storm Water Detention Agreement of record as Instrument No. 20060406-0039472, in said Register's Office.

7. Certificates of record as Instrument No. 20080225-0018426 and 20080225-0018430, in said Register's Office.

8. Notice of Land Use Restrictions of record as Instrument No. 20091214-0113967, in said Register's Office.

9. Easement Agreement of record in Instrument No. 20120906-0080965, in said Register's Office.

The consideration for this conveyance is Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration not recited herein, the receipt and sufficiency of which is hereby acknowledged.

SIGNED this, the 7th day of July, 2016.

Mary Kathryne Burks

STATE OF TENNESSEE

COUNTY OF Dyer

Before me personally appeared MARY KATHRYNE BURKS, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal on this 7th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 2-18-2019

LORI A. ISBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DYER

RESPONSIBLE FOR TAXES: New Owner:

Georgeann M. Brown, Trustee
of the Georgeann M. Brown
Revocable Trust
207 Althea Place
Franklin, TN 37064

Georgeann M. Brown, Truster of the Georgeann M. Brown Revocable Trust
301 Demonbreun Street #1112
Nashville, TN 37201

PROPERTY ADDRESS:

301 Demonbreun Street # 1112
Nashville, TN 37201

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $339,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 7th day of July, 2016.

NOTARY PUBLIC

LORI A. ISBELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DYER

My commission expires: 2-18-2019

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