G-28527-5 Box-14

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/16 16:00 3 pgs
Fees:18.00 Taxes:889.85
20160711-0070950

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$240,500.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2016.

Notary Public

My commission expires: March 10, 2019

(AFFIX SEAL)

KATHERINE GODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark J. Hoffman **Karen Hoffman**	**Peoples Home Equity**	**093-06-0-A-018-00-co**
6296 Brookings Drive	**170 N. Seven Oaks**	
Troy, MI 48908	**Knoxville, TN 37922**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jazmin L. Johnson Jordan, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark J. Hoffman and Karen L. Hoffman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 304 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominiums, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, said Register's Office. Together with Parking Space No. 96, which is a limited common element as described in the Master Deed.

Being the same property conveyed to Jazmin L. Johnson, unmarried by Deed from The Secretary of Housing and Urban Development of Washington, DC, dated July 11, 2011, of record in Instrument No. 20110713-0053473, Register's Office for Davidson County, Tennessee. The said Jazmin L. Johnson having since married and is now known as Jazmin L. Johnson Jordan.

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "C" to the Residential Master Deed, of record in Instrument No. 20080225-0018429, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429 and First Amendment in Instrument No. 20151203-0122000, Register's Office for Davidson County, Tennessee.

(3) Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428, said Register's Office.

(4) Attorneys Certificate of Encore, a Residential Condominium of record in Instrument No. 20080225-0018430, said Register's Office.

(5) All matters shown on the Consolidation Plat of Encore of record in Instrument No. 20060411-0041760, said Register's Office.

(6) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, amended in Book 7631, page 606, Book 10512, page 464, Book 10512, page 477 and in Instrument No. 20060504-0251825, said Register's Office.

(7) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, said Register's Office.

(8) Restrictions as set out in the Quitclaim Deed to Encore Phase I Development Company, LLC, of record in Instrument No. 20060607-0067537, said Register's Office.

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

(10) Subject to the Master Deed and By-Laws for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office.

(11) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018424, said Register's Office.

(12) Attorney's Certificate of Encore, a Master Condominium of record in Instrument No. 20080225-0018426, said Register's Office.

(13) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, said Register's Office.

(14) Taxes for 2016 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is improved property, known as **301 Demonbreun #304, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **1st** day of **July, 2016.**

Jazmin L. Johnson Jordan

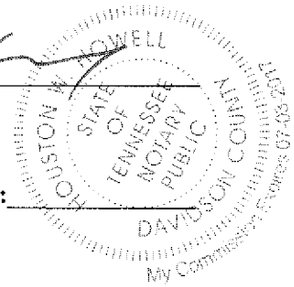
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jazmin L. Johnson Jordan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2016.**

Notary Public

My Commission Expires:_____



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

