WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 9/20/19

(AFFIX SEAL)

JENNIFER THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marvin R. Sandrell	11	093 06 0A 173.00
(NAME)	(NAME)	
~~301 Demonbreun Street, Unit 1218~~	2798 Pulaski Hwy	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37201~~	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Miller, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marvin R. Sandrell**, **an unmarried man**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1218 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to James Miller by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company dated December 12, 2008 and recorded December 18, 2008 as Instrument No. 20081218-0121218, in said Register's Office for Davidson County, Tennessee. Master Deed for Encore, a Residential Condominium, of record as Instrument No. 20080225-0018425, as amended by Instrument Nos. 20080225-0018429, 20111104-0086473 and 20111215-0097929, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-163700SSO

BILL GARRETT, Davidson County
Trans:T20160060136 DEEDWARR
Recvd: 07/13/16 15:13 2 pgs
Fees:13.00 Taxes:1054.50
20160713-0071947

unimproved ☐

This is improved ☒ property, known as 301 Demonbreun Street, Unit 1218, 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, their heirs and assigns forever; and we do covenant with the said Grantee that we 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; 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 our hands this 8th day of July, 2016.

James Miller

STATE OF TENNESSEE

COUNTY OF

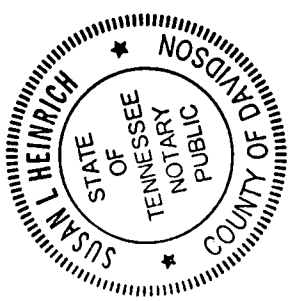
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. James Miller, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



File Number: GRN-163700SSO