THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160065755 DEEDWARR
Recvd: 08/01/16 10:19 2 pgs
Fees:13.00 Taxes:2042.40
20160801-0078888

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bruce Rowland and Janet Rowland 301 Demonbreun Street, Unit 702 Nashville, Tennessee 37201	New Owners 301 Demonbreun St. Suite 1220 Nashville, TN 37201	093-06-OA-060.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KENNETH W. WILMES AND WIFE, DAWN M. WILMES**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BRUCE ROWLAND AND JANET ROWLAND, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property 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. 702 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 Kenneth W. Wilmes and Dawn M. Wilmes, husband and wife, by Warranty Deed from Joe B. Hill, Jr. a single man, filed on 05/14/2015, at Instrument No. 20150514-0044312, Davidson County Register of Deeds.

This is improved property known as: **301 Demonbreun Street, Unit 702, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 28th day of **June, 2016**:

Kenneth W. Wilmes

Dawn M. Wilmes by Kenneth W. Wilmes Attorney in Fact

Dawn M. Wilmes, by Kenneth W. Wilmes' Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH W. WILMES**, the 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 28th day of June, 2016.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

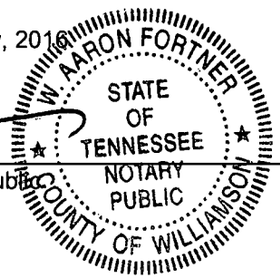
My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of July, 2016, before me personally appeared **KENNETH W. WILMES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **DAWN M. WILMES**, and who acknowledged that such person executed the same as the free act and deed of **DAWN M. WILMES** .

Witness my hand and official seal, this the 28th day of July, 2016.



Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $552,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF ~~JUNE~~ July, 2016:

Notary Public

My Commission Expires: 10/18/16

