This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16618

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

RETURN TO:

Send Tax Bills To:

New Owner is:
Buddy Wayne Dixon
301 Demonbreun Steet
Unit 1502
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20160082804 DEEDWARR
Recvd: 09/21/16 10:25 2 pgs
Fees:13.00 Taxes:1429.13
20160921-0099362

MAP: 093-06-0A

PARCEL: 218.00 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, **Bryan W. Francis and wife, Karrie L. Francis**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Buddy Wayne Dixon and Dana Marie Dixon, husband and wife,** hereinafter referred to as Grantee, their 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 Street, Unit 1502, Nashville, TN 37201**

A certain tract or parcel of land located 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. 1502 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 Bryan W. Francis and wife, Karrie L. Francis, husband and wife, by Warranty Deed from Paula Fairchild, an unmarried woman, dated 8/31/15 and recorded 9/3/15 in Instrument Number 20150903-0089831; and the same property previously conveyed to Paula Fairchild by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 7/22/08 and recorded 7/28/08 in Instrument Number 20080728-0077043, Register's Office for Davidson County, Tennessee.

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, their 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, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of September 2016.

GRANTOR(S):

BRYAN W. FRANCIS

KARRIE L. FRANCIS

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bryan W. Francis and Karrie L. Francis**, 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 20 day of September, 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 **$386,250.00**.

AFFIANT

SWORN TO and subscribed before me this 20 day of September 2016.

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

NOTARY PUBLIC
My commission expires: _____