This instrument prepared by:
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Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23466.2016

BILL GARRETT, Davidson County
Trans:T20160102044 DEEDWARR
Recvd: 11/18/16 08:43 3 pgs
Fees:18.00 Taxes:2016.50
20161118-0121651

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
David Windley Anna Fimbres-Windley 301 Demonbreun St. Unit 1414 Nashville, TN 37201	David Windley 1275 Altamead Drive Los Altos, CA 94024	093060A21000co

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Marc D. Torrence and wife, Beverly Torrence**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **David Windley and his wife, Anna Fimbres-Windley,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in the 1st Civil District of Nashville,Davidson County, Tennessee, known as Unit No. 1414 of the Horizontal Porperty Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, Register's Office of Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Marc D. Torrence and Beverly Torrence, husband and wife as tenants by the entirety by Deed dated November 19, 2014 from John W. Tweed and being of record in Instrument Number 20141124-0107854, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

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1. 2016 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes,matters, restrictions, covenants and conditions as incorporated in the Master Deed of record in Instrument Number 20080225-0018425, said Register's Office.
5. By-Laws for Encore Condominiums homeowners association as incorporated in the Master Deed of record in Instrument Number 20080225-0018425, said Register's Office.
6. Charter for Encore Condominium homeowners association.

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 Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

This is improved property is known as: 301 Demonbreun Street, Unit 1414, Nashville, Tennessee 37201.

Executed on this 4th day of November, 2016.

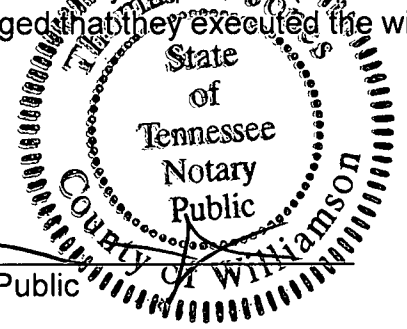
Marc D. Torrence

Beverly Torrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Marc D. Torrence and wife, Beverly Torrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of November, 2016.



Notary Public

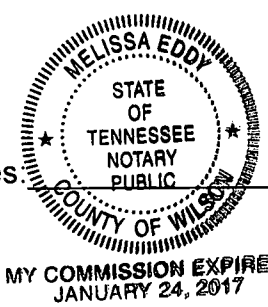
My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of November, 2016.



Notary Public

My Commission Expires: