Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $509,900.00

Affiant

Subscribed and sworn to before me this 22nd day of November 2016.

Notary Public
My commission expires: 3/10/18

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160104784 DEEDWARR
Recvd: 11/29/16 10:48 2 pgs
Fees:13.00 Taxes:1886.63
20161129-0125041

Address of New Owner:	Send Tax Bills to:	Tax Information
Lewis P Martin	Movement Mortgage LLC	093060A10600CO
301 Demonbreun Street, Ste. 914	841 Seahawk Cir.	
Nashville TN 37201	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeff Rasmussen, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Lewis P Martin, ~~married~~ hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 914 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 Jeff Rasmussen by deed dated March 25, 2008 from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080327-0030747, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018429 and amended in No. 20151203-0122000, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options,

burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, Residential Condominiums 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018425 and amended in No. 2011104-0086473 .Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, Master Condominium 4) Charter of Encore Residential Condominium Association of record in Instrument No. 20080225-0018428 5) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018425

This property is improved property known as 301 Demonbreun Street, Ste. 914, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 21st day of November, 2016.

Jeff Rasmussen

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 Jeff Rasmussen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of November, 2016.

Notary Public

My Commission expires: January 5, 2020

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 09774