 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $635,000.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2017. Notary Public My commission expires:

BILL GARRETT, Davidson County
Trans:T20170010369 DEEDWARR
Recvd: 02/03/17 11:06 2 pgs
Fees:13.00 Taxes:2349.50
20170203-0011782

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D-101, Franklin, TN 39067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charles M. Talbott, Jr. and Michelle Talbott	**Charles M. Talbott, Jr. and Michelle Talbott**	**093-06-0A-160.00-CO**
1272 Overton Circle	**1272 Overton Circle**	
Gallatin, TN 37066	**Gallatin, TN 37066**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ann LaCour Davids and Jeffery Wayne Davids, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Charles M. Talbott, Jr. and Michelle Talbott, husband and wife

(hereinafter called the "Grantee"), his 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 First Civil District of Nashville, Davidson County, Tennessee known as Unit No. 1205 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 Ann LaCour Davids and Jeffery Wayne Davids, wife and husband by Warranty Deed from Jesse A. Alford III, unmarried of record in Instrument No. 20130806-0082523 Register's Office for Davidson County, Tennessee, dated August 02, 2013 and recorded on August 06, 2013.

This is X improved ☐ unimproved property known as **301 Demonbreun Street, Unit 1205, Nashville, TN 37201.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 Instrument No. 20151203-0122000, and Attorney's Certificate recorded in Instrument No. 20080225-0018430, Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Subject to rights of others in and to the common areas and/or elements and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of January, 2017.

Ann LaCour Davids

Jeffery Wayne Davids

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ann LaCour Davids and Jeffery Wayne Davids, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of January, 2017.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

SP 11/2015