BILL GARRETT, Davidson County
Trans:T20170019283 DEEDWARR
Recvd: 03/06/17 15:49 2 pgs
Fees:13.00 Taxes:1054.50
20170306-0022149

WARRANTY DEED

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/18/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Spencer	Same as new owner	093060A10900CO
(NAME)	(NAME)	
104 River Chase		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stephen B. Stripling, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Chris Spencer and Lisa Spencer, married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land 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. 917 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 Stephen B. Stripling by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated November 4, 2008 of record in Instrument No. 20081104-0109546, Register's Office for Davidson County, Tennessee. The Property described herein is not now, nor has it ever been the marital residence of the Grantor.

This conveyance is subject to any and all zoning regulations , building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 917, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do 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. 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 28th day of February, 2017.

Stephen B. Stripling

STATE OF ~~TENNESSEE~~ North Carolina

COUNTY OF ~~DAVIDSON~~ Macon

On this 28th day of February, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen B. Stripling**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
Feb. 09, 2020

Notary Public, ~~Kimberly Hollingshead~~

BARBARA WELCH
Notary Public
Macon Co., North Carolina
My Commission Expires Feb. 9, 2020