This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Marcela Diana S. Borja
301 Demonbreun St, Unit #604
Nashville, Tennessee 37201

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank, N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467-8000

MAP	**093-06**
GROUP	**A**
PARCEL	**051.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ryan McLean, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Marcela Diana S. Borja, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 604 on the Plan of Horizontal Property Regime of Encore, a Residential Condominium pursuant to a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20111104-0086473 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086973 and Instrument No. 20111215-0097929, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan McLean, by deed dated June 30, 2009, from Encore Phase I Development Company, LLC., a Tennessee limited liability company of record in Instrument no. 20090709-0064108, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20170030443 DEEDWARR
Recvd: 04/11/17 10:34 2 pgs
Fees:13.00 Taxes:961.63
20170411-0035266

This is **improved** property known as **301 Demonbreun St, Unit #604, 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, her heirs and assigns , forever, and, GRANTOR does 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **7th** day of **April, 2017.**

Ryan McLean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ryan McLean, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2017.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $259,900.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of April, 2017.

NOTARY PUBLIC exp. 12/20/20

KAREN E TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD