Davidson County DEEDWARR
Recvd: 05/31/17 09:18 3 pgs
Fees:18.00 Taxes:998.63
20170531-0053760

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1186TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of May, 2017.

Notary Public

Commission Expiration: 9-22-2020

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
William Troy Wurth 301 Demonbreun Street, Unit 608 Nashville, TN 37201	SAME AS NEW OWNER.	93-06-0A/55.00

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, **Mark Palmeri and Michelle Palmeri, husband and wife,,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Troy Wurth, unmarried** 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:

Property known as 301 Demonbreun Street, Unit 608 Nashville, TN 37201, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit No. 608 of the Horizontal Property Regime of Encore, a Residential Condominium established by Master Deed for Encore, a Residential Condominium, as set forth in Instrument No. 200802250018429, and Master Deed of Encore, a Master Condominium, as set forth in Instrument No. 200802250018425, as amended in Instrument No. 201111040086473 and Instrument No, 20112150097929, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mark Palmeri, and Michelle Palmeri, husband and wife, by deed from Graham M. Richardson, unmarried, dated 05/01/2015 filed and recorded 5/5/2015 of record as Instrument No. 201505050040593, said Register's Office.

Tax Map and Parcel ID is as follows 93-06-0A/55.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 301 Demonbreun Street, Unit 608, Nashville, TN 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 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 unemcumbered, 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 19th day of May, 2017.

Mark Palmeri

Michelle Palmeri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2017, before me personally appeared **Mark Palmeri and Michelle Palmeri, husband and wife,**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of May, 2017.

Notary Public

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Commission Expiration:

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

