BILL GARRETT, Davidson County
Trans:T20170055159 DEEDWARR
Recvd: 06/28/17 09:08 2 pgs
Fees:13.00 Taxes:1032.30
20170628-0064848

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176603

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2017.

Notary Public
My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna S. McCreery 301 Demonbreun Street, Unit 801 Nashville, TN 37201	New Owner	093060A07500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alyssa D. Williams, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Donna S. McCreery, Trustee of The Donna S. McCreery Revocable Living Trust dated July 1, 1999**, 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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 801 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 as amended in Instrument Nos. 20151203-0122000 and 20170324-0029048 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Included in this conveyance is Grantor's interest, if any, in Parking Space 155, assigned by Amendment to the Master Deed for Encore, of record in Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alyssa D. Williams, a single woman by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, recorded on the 24th day of March, 2008 in Instrument No. 20080324-0028695, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 301 Demonbreun Street, Unit 801, Nashville, TN 37201.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 23rd day of June, 2017.

Alyssa D. Williams

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alyssa D. Williams**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2017.

BRENDA M. WHITE NOTARY PUBLIC MECKLENBURG COUNTY, NC

Notary Public
My Commission expires: 5/19/22