Bill Garrett Davidson County
Batch# 4941 DEEDWARR
09/26/2017 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20170926-0098468

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2017.

Notary Public
My commission expires:

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 9-25-2018

13-1709-132946

Address of New Owner:	Send Tax Bills to:	Tax Information:
LD1 Nashville, LLC		093-06-0-A-098.00 CO
5100 N. Ocean Blvd, APT1501 Lauderdale by the Sea, FL 33308	SAME AS OWNER	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samantha Wagner, unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LD1 Nashville, LLC, a Florida limited liability company**, hereinafter called the Grantees, their successors 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. 906, of the Horizontal Property Regime of Encore, a Residential Condominium as established by Master Deed for Encore 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. 20111104-0086473, and Instrument No. 20111215-0097929, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samantha Wagner by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated March 21, 2008, recorded March 24, 2008, of record in Instrument No. 20080324-0028698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Demonbreun Street Unit 906, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of September, 2017.

Samantha Wagner

Samantha Wagner

STATE OF PA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Samantha Wagner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Philadelphia (city), PA (state), this 22 day of September, 2017.

Dolores C Rubin
Notary Public

My Commission expires: June 18, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Dolores C. Rubin, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires June 18, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Ashley Morgan, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-25-2019

{Notary' Seal}

