Bill Garrett Davidson County
Batch# 14398 DEEDWARR
10/17/2017 12:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171017-0106317

WARRANTY DEED

MAIL RECORDED DEED TO:

ANNIE TRAN
HAHN & HAHN LLP
301 E. COLORADO BOULEVARD
NINTH FLOOR
PASADENA, CA 91101

OWNER (SEND TAX BILLS TO):

PATRICIA ZENOBI, TRUSTEE
4899 MONTROSE BLVD., UNIT 806
HOUSTON, TX 77006

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA ZENOBI, an unmarried woman (herein, "Grantor"), whose address is 4899 Montrose Blvd., Unit 806, Houston, TX 77006, hereby sells, transfers and conveys to PATRICIA ZENOBI, TRUSTEE, or any successors in trust, under THE PATRICIA ZENOBI TRUST dated June 30, 2017 and any amendments thereto, a revocable living trust (herein, "Grantee"), whose address is 4899 Montrose Blvd., Unit 806, Houston, TX 77006, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 301 Demonbreun St., Unit 714, Nashville, TN 37201

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 5th day of Sept, 2017

PIN NO: 093-06-0A

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Patricia Zenobi

STATE OF CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Patricia Zenobi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of SEPT, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 07/12/2020

NALYN A. WIRATUNGA
Notary Public - California
Ventura County
Commission # 2156796
My Comm. Expires Jul 12, 2020

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF VENTURA

The actual consideration or value, whichever is greater, for this transfer is $ 0.

GRANTEE

Grantee signature _____
Patricia Zenobi, Trustee

Subscribed and sworn to under oath before me, this 5th day of Sept, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 07-12-2020

NALYN A. WIRATUNGA
Notary Public - California
Ventura County
Commission # 2156796
My Comm. Expires Jul 12, 2020

EXHIBIT A

[Legal Description]

A certain condominium located in Davidson County, Tennessee, being Unit No. 714 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Parking spaces #14 and #16 are included with the conveyance.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20130402-0032035 on April 2, 2013.

PIN NO: 093-06-0A

STREET ADDRESS: 301 Demonbreun St., Unit 714, Nashville, TN 37201

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-46155 (hw)

True Copy Certification

I, Debra Salce, 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.

Debra Salce
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, [Debra Salce] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature LINDA L. BELL

My Commission Expires:
Notary' Seal (if on paper)

LINDA L. BELL
MY COMMISSION # GG 023954
EXPIRES: September 19, 2020
Bonded Thru Notary Public Underwriters