WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Abhish Koirala
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2017.

Elizabeth Leonberger
Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abhish Koirala	First Tennessee Bank, N.A.	093-06-0A-114.00-CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1001	3451 Prescott Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Memphis, OH 38118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Adam B. Moore, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~Abish~~ * Koirala, 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:

* Abhish

LAND in Davidson County, Tennessee, being Unit No. 1001, as shown on the plan of Encore, a Residential Condominium, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018425, said Register's Office, together with an undivided percentage interest in the common area/elements appurtenant to said unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the unit and the condominium, the rights and obligations of the Declarant and the unit owners, and the bylaws of the Association of owners.

BEING the same property conveyed to Adam B. Moore, an unmarried man by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080331-0031577 Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on March 31, 2008.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1001, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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.

Bill Garrett Davidson County
Batch# 34232 **DEEDWARR**
12/06/2017 02:51:29 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20171206-0124649

Witness my hand this 28th day of November, 2017.

Adam B. Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of November, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam B. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 12-22-19

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019