WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Angela Patson
Affiant

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

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(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
Cydney Miller	U.S. Bank National Association	093-06-0-A-015.00CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 301	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49551 **DEEDWARR**
01/22/2018 10:30:28 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90

20180122-0006278

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, Lauren M. Jacobs, married formerly known as Lauren M. Longworth, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cydney Miller, a single woman, 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:

A certain condominium apartment in the First Civil District of Nashville, Davison County, Tennessee, known as Unit No. 301 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000, and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee, and Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473, and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Lauren M. Longworth, unmarried, by Warranty Deed from Samantha R. Leszczynski, single, of record in Instrument No. 2012228-0120290, Register's Office for Davidson County, Tennessee. The said Lauren M. Longworth having since married and now being known as Lauren M. Jacobs.

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

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR GRANTORS SPOUSE HEREIN.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 301, 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.

Witness my hand this 19th day of January, 2017.

Lauren Jacobs

Lauren M. Jacobs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lauren M. Jacobs**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
07-08-2019

Jill Branyan
Notary Public

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019