Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1070

Bill Garrett Davidson County
Batch# 74484 DEEDWARR
03/28/2018 02:50:27 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180328-0029137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin O. Kruis and Jocelyn Kruis, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David W. Workman and Buffy L. Workman, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit No. 610 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 in Instrument Number 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kevin O. Kruis and Jocelyn Kruis, husband and wife by Warranty Deed from Thomas J. Fruit and wife, Kelly Fruit (f/k/a Kelly Fee) and Francine Fee and husband, Greg Fee, of record in Instrument No. 20141125-0108788, Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 25, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 301 Demonbreun Street #610, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of February, 2018.

Kevin O. Kruis

Jocelyn Kruis

State of Tennessee
County of Davidson)

On this 26th day of February, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin O. Kruis and Jocelyn Kruis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $275,000.00

Affiant

Sworn and subscribed before me on this the 27th day of March, 2018.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
David Workman
~~301 Demonbreun Street #610~~
~~Nashville, TN 37210~~
700 Amy Lane
Sheridan, AR 72150-7043

RESPONSIBLE FOR TAX PAYMENT:
First State Bank
501 West Main
Russellville, AR
72801

TAX MAP-PARCEL #:
093-06-0A-057.00