PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CO.

Bill Garrett Davidson County
Batch# 77997 DEEDWARR
04/10/2018 11:26:04 AM 2 pgs
Fees: $13.00 Taxes: $1,568.80

20180410-0033680

WARRANTY DEED

TRACEE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(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
Janet O'Brien	New Owner	093-06-0A-161.00-CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1206		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, WE, Ann LaCour Davids and Jeffery Wayne Davids, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janet O'Brien and Sean Patrick O'Brien, wife and husband, 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, Davidson County, Tennessee, known as Unit No. 1206 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Ann LaCour Davids and Jeffery Wayne Davids, wife and husband by Warranty Deed from Damon S. Ball and Stephanie Ball, husband and wife of record in Instrument No. 20170210-0014087 Register's Office for Davidson County, Tennessee, dated February 5th, 2017 and recorded on February 10th, 2017.

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 Grantees herein.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1206, 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 our hands this 9th day of April, 2018.

Ann LaCour Davids

Jeffery Wayne Davids

STATE OF TEXAS

COUNTY OF Collin

On this 6th day of April, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ann LaCour Davids and Jeffery Wayne Davids**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
June 22, 2020

Notary Public,

AMY A. STUBBE
My Notary ID # 130710462
Expires June 22, 2020