Bill Garrett Davidson County
Batch# 103198 DEEDWARR
06/11/2018 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $971.25
20180611-0056071

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF JUNE, 2018. Notary Public MY COMMISSION EXPIRES: OCT 20 2020 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24837	KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emanuel Zlibut and Jennifer Michelle Quinde	New Owner	
301 Denonbreun Street Unit 405		093-06-0A-030.00-CO
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cindy Whitworth, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emanuel Zlibut and Jennifer Michelle Quinde,** husband and wife,

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. 405 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 Condominiums 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 Cindy Whitworth by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20120815-0073027 Register's Office for Davidson County, Tennessee, dated August 13, 2012 and recorded on August 15, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Denonbreun Street Unit 405, Nashville, TN 37201.**

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 the 8th day of June, 2018.

Cindy Whitworth by Danell Crow, Attorney in Fact

Cindy Whitworth by Danell Crow, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Danell Crow,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Cindy Whitworth** and who acknowledged that she executed the same as the free act and deed of **Cindy Whitworth.**

Witness my hand and official seal this the 8th day of June, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

