Karen Y Johnson Davidson County
Batch# 142772 DEEDWARR
09/19/2018 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180919-0092874

WARRANTY DEED

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of SEPTEMBER 2018.

Notary Public

MY COMMISSION EXPIRES: 8/26/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Melissa A. Wilson and William D. Sites	Guaranteed Rate, Inc.	093 06 0A 153.00
(NAME)	(NAME)	
5074 Shore Side Dr	3940 N RAVENSWOOD	
(ADDRESS)	(ADDRESS)	
Lakeland, FL 33812	CHICAGO, ILLINOIS 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Darrison Palmer, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa A. Wilson and William D. Sites, 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. 1119 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 as amended in Instrument No. 201512030122000 and Instrument No. 201703240029048 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 as amended in Instrument No. 201111040086473 and Instrument No. 201112150097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Darrison Palmer by General Warranty Deed from Paul Marshall Bryan dated November 2, 2011 and recorded November 2, 2011 as Instrument No. 20111102-0085504, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Demonbreun St. Unit 1119, Nashville, TN 37201

File Number: GRN-186298SSO

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, has 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 13 day of Sept, 2018

Darrison Palmer

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Darrison Palmer, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public

My Commission Expires: 1/7/22

(SEAL)

DEBBIE L. VEGA STATE OF TENNESSEE NOTARY PUBLIC JEFFERSON COUNTY

File Number: GRN-186298SSO

Certificate of Authenticity

I, MARY SCHNEIDER, 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 PENNSYLVANIA

County of PHILADELPHIA

Personally appeared before me, SARAH M. CARLIN, a notary public for this county and state, MARY SCHNEIDER 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: 8/26/2020.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020