Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Y Johnson Davidson County
Batch# 151215 **DEEDWARR**
10/15/2018 08:22:37 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50

20181015-0101562

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Timothy Casey Dunn and wife Paula Tabaka Dunn	
301 Demonbreun Street, Unit #1605	SAME AS NEW OWNER
Nashville, TN 37201	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Bostelman Realty, LLC, a Tennessee limited liability company** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Timothy Casey Dunn and wife Paula Tabaka Dunn, as tenants by the entirety** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1605 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 Steve Bostelman by instrument of record in Instrument No. 20080521-0052208 in the Davidson County, Tennessee Register of Deeds office. The said Steve Bostelman then conveyed his interest in said property to Bostelman Realty, LLC, a Tennessee limited liability company, by instrument of record in Instrument No. 20181015-0101561 in the same said office.

Tax Parcel #093 06 0A 241.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of October, 2018.

GRANTOR:

Bostelman Realty, LLC

BY: Drueann Weir, Manager

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Christina Reeves, a Notary Public in and for the aforesaid state and county, personally appeared **Drueann Weir** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged herself to be a **Manager of Bostelman Enterprises, LLC**, (a manager-managed limited liability company) being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such Manager.

Witness my hand and seal at office in the aforesaid state and county this 4th day of October, 2018.

Notary Public
My Commission Expires: 09/21/2021



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$725,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of Octobr 2018.

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

(SEAL)