Karen Y Johnson Davidson County
Batch# 156796 DEEDWARR
11/05/2018 12:51:26 PM 2 pgs
Fees: $13.00 Taxes: $1,500.35
20181105-0109537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9675SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Owensboro Recreation Real Estate, LLC	same	093-06-0A-015.00CO
301 Demonbreun St. #301		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CYDNEY MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

OWENSBORO RECREATION REAL ESTATE, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit 301, Horizontal Property Regime of Encore, a Residential Condominium Pursuant of Master Deed for Encore, a Residential Condominium, as shown of record in Instrument No. 20080225-0018429, as amended at Instrument Nos. 20151203-0122000; 20170324-0029048; 20181016-0102535; 20080225-0018425; 20111104-0086473 and 20111215-0097929, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Lauren M. Jacobs, married formerly known as Lauren M. Longworth to Cydney Miller, a single woman, as recorded on the 22nd day of January, 2018 in Instrument No. 20180122-0006278 and Warranty Deed from Samantha R. Leszczynski, single to Lauren M. Longworth, unmarried, as recorded on the 28th day of December, 2012 in Instrument No. 20121228-0120290 and corrected by Scrivener's Affidavit at Instrument No. 20130212-0014155, in the Register's Office of Davidson County, Tennessee.

This is property known as 301 Demonbreun St. #301, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 1st day of November, 2018.

Cydney Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CYDNEY MILLER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of November, 2018.

Notary Public

My Commission Expires: 07-08-2019

JILL BRANYAN
State of Tennessee
Notary Public
Davidson County
My Commission Expires 07/08/2019