Karen Y Johnson Davidson County
Batch# 156798 DEEDWARR
11/05/2018 12:53:09 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20181105-0109539

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/15/2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9686SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Cydney Miller	same	093-06-0A-158.00CO
301 Demonbreun St. Unit #1203		
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,

BLDK REAL ESTATE HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY

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

CYDNEY MILLER, A SINGLE WOMAN

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 1203, HORIZONTAL PROPERTY REGIME OF ENCORE, a Residential Condominium pursuant of Master Deed for Encore, a Residential Condominium, as shown on plat of record in Instrument No. 20080225-0018429, 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 plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Darrin A. Klinger, a/k/a Darrin K. Klinger married and Brandon S. Lynaugh, married, as tenants in common to BLDK Real Estate Holdings, LLC, as recorded on the 27th day of October, 2015 in Instrument No. 20151027-0108986 and Warranty Deed from Matthew Helton and wife, April L. Helton to Darrin K. Klinger and Brandon S. Lynaugh, tenants in common, as recorded on the 24th day of August, 2015 in Instrument No. 20150824-0085097, in the Register's Office of Davidson County, Tennessee.

This is property known as 301 Demonbreun St. Unit #1203, 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 2nd day of November, 2018.

BLDK Real Estate Holdings, LLC

BY: _____
Darrin A. Klinger, Member

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, Darrin A. Klinger, Member **of BLDK REAL ESTATE HOLDINGS, LLC, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of November, 2018.

Notary Public _____

My Commission Expires: 1-20-19

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019