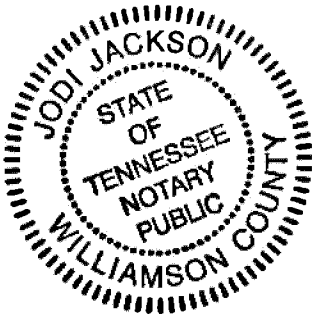
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/26/2021

(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).
Charles L. McGuire	Highlands Residential Mortgage, Ltd.	093 06 0A 023.00
(NAME)	(NAME)	
301 Demonbreun Street, Unit 309	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Dallas, TX 75243	
(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/WE, **Justine Scheriger and Todd Scheriger**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles L. McGuire, a single man**, 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 Davidson County, Tennessee, known as Unit No. 309 of the Horizontal Property Regime of ENCORE, A RESIDENTIAL CONDOMINIUM, pursuant to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-00188429 as Amended in Instrument No. 201512030122000 and in Instrument No. 201703240029048 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425 as Amended in Instrument No. 201111040086473 and in Instrument No. 201112150097929, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Ann LaRue, single person by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company dated March 24, 2008 and recorded March 27, 2008 as Instrument No. 200803270030762, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Todd Scheriger and Justine Scheriger, husband and wife by Warranty Deed from Joyce Ann LaRue, unmarried dated June 12, 2018 and recorded June 12, 2018 as Instrument No. 201806120056224, 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.

File Number: GRN-189016FC

Karen Y Johnson Davidson County
Batch# 168049 DEEDWARR
11/28/2018 03:22:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20181128-0116198

unimproved ☐

This is improved ☒ property, known as 301 Demonbreun Street, Unit 309, 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 our hands this 15th day of November, 2018

Justine Scheriger

Todd Scheriger

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Justine Scheriger and Todd Scheriger, 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 15th of November, 201

Tara Riggins

Notary Public

My Commission Expires: 12/28/19

(SEAL)

TARA L. RIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-189016FC