WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180609 DEEDWARR
01/04/2019 11:21:58 AM 2 pgs
Fees: $13.00 Taxes: $2,382.80
20190104-0001116

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/21/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Houchins, II and Maria Houchins	New owners	
(NAME)	(NAME)	
301 Demonbreun #905		093-06-0A-097.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA WRIGHT JACKSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA M. HOUCHINS AND IRA HOUCHINS, II, 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. 905 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed of 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, Amended in Instrument No. 20111104-0086473 to include parking spaces number 17 and 19. Further Amended in Instrument No. 20151203-0122000 to include Storage Unit 5-46, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company to Richard Fuqua and wife, Patricia Fuqua as recorded on the 27th day of March, 2008 in Instrument No. 20080327-0030760, in the Register's Office of Davidson County, Tennessee and also see Final Decree in Docket No. 11D316, in Circuit Court, Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Richard Fuqua to Patricia Fuqua as recorded on the 6th day of May, 2011 in Instrument No. 20110506-0034904, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Patricia Wright Jackson formerly known as Patricia Fuqua to Patricia Wright Jackson as recorded on the 14th day of May, 2015 in Instrument No. 20150514-0044371, in the Register's Office of Davidson County, Tennessee.

Rogers Suiter Jackson joins in to convey any marital interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 301 Demonbreun #905, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3 day of January, 2019

PATRICIA WRIGHT JACKSON

ROGERS SUITER JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Wright Jackson and Rogers Suiter Jackson, the bargainors, 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 Nashville, Tennessee this 3 day of January, 2019.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public