# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| James Timothy Forsythe and Charleen Dee Forsythe | First Community Mortgage, Inc. | 093 06 0A 050.00 |
| (NAME) | (NAME) | |
| 301 Demonbreun St, Unit 603 | 262 Robert Rose Dr., Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37201 | Murfreesboro, TN 37129 | |
| (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, **Trent Scheriger, a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Timothy Forsythe and Charleen Dee Forsythe, husband and wife,** 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. 603 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 as Amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048 and in Instrument No. 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 as Amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Chasity Morgan, unmarried by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company dated April 18, 2008 and recorded April 21, 2008 as Instrument No. 20080421-0040081, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Trent Scheriger, unmarried by Warranty Deed from Chasity Morgan Auberger, married dated January 5, 2018 and recorded March 23, 2018 as Instrument No. 20180323-0027749, in said Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 215703 DEEDWARR
04/09/2019 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20190409-0032267

File Number: MFR-1902313BSO

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.

unimproved ☐
This is improved ☒ property, known as 301 Demonbreun St. Unit 603, 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 5th day of April, 2019

Trent Scheriger

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Trent 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 5th of April, 2019.

Notary Public

My Commission Expires: 7-26-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: MFR-1902313BSO

# 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.

Penny Y. Ray
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
My Commission Expires 05-06-2019