WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of April, 2019

(Affix Seal)

Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-08-2022

2019-622-1

THIS INSTRUMENT WAS PREPARED by and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel J. Peluse and Ashley L. Peluse 3815 Woodmont Lane Unit B Nashville, TN 37215	TIAA, FSB 301 W. BAY STREET JACKSONVILLE, FL 32202	Map/Parcel 116 120 Y 00200 CO

For and in 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, **Encore Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Danjel J. Peluse and Ashley L. Peluse, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being Unit B of The Cottages at 3815 Woodmont Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 3815 Woodmont Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180109-0002564, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at 3815 Woodmont Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20190109-0002564, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Encore Construction LLC, a Tennessee limited liability company, by Warranty Deed from Sue K. Gilmore, dated December 6, 2017, of record in Instrument No. 20171207-0125065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes, a lien, not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 3815 Woodmont Lane Unit B, Nashville, TN 37215 .

Karen Johnson Davidson County
Batch# 226586 DEEDWARR
05/06/2019 03:34:18 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20190506-0042438

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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 30th day of April, 2019:

Encore Construction LLC, a Tennessee Limited Liability Company

By: _____
Justin Crockett Franks, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Justin Crockett Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Encore Construction LLC, the within named bargainor, a Limited Liability Company, and that such Justin Crockett Franks as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Franklin, TN, this 30th day of April, 2019.

_____
Notary Signature

My commission expires: 12-5-2020

