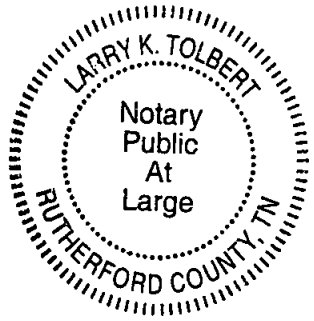
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Lori Smithson
Affiant

Subscribed and sworn to me on June 25, 2019.

NOTARY PUBLIC

My Commission Expires: 2-17-20

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32621

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Haynes 1915 Riverview Drive Murfreesboro, TN 37129	First Community Mortgage, Inc. 262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37129	093-6-A-125 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christina Tallent and Marion B. Tallent, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Robert Haynes, single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1012 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 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Karen Johnson Davidson County
Batch# 249692 **DEEDWARR**
06/27/2019 01:30:02 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00



20190627-0062529

Being the same property conveyed to Christina Tallent and husband, Marion B. Tallent by Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20080327-0030756, in the Register's Office for Davidson County, Tennessee dated March 24, 2008 and recorded March 27, 2008.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA as set forth in the Master Deed recorded in Instrument No. 20080225-0018429 and as amended by Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 in the Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject of the provisions and requirements thereof; also subject to easements, rights, and interests in favor of other unit owners as all sewer, water, electric, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of Encore, a Residential Condominium.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA as set forth in the Master Deed recorded in Instrument No. 20080225-0018425 and as amended by Instrument No. 20111104-0086473, and Instrument No. 20111215-0097929 in the Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject of the provisions and requirements thereof; also subject to easements, rights, and interests in favor of other unit owners as all sewer, water, electric, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of Encore, a Master Condominium.
4. Easement Agreement of record as Instrument No. 20120906-0080965 in the Register's Office for Davidson County, Tennessee.

5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 301 Demonbreun Street, Unit 1012, 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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 25th day of June, 2019.

Christina Tallent

Marion B. Tallent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 25, 2019, before me personally appeared Christina Tallent and Marion B. Tallent to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 25, 2019.

NOTARY PUBLIC

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

My Commission Expires: _____