WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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).
Cameron Patrick and Jennifer Patrick	Colten Mortgage, LLC	093 06 0A 009.00
(NAME)	(NAME)	
301 Demonbreun St., Unit 206	6021 S Syracuse Way, #104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Greenwood Village, CO 80111	
(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, **James Brent Warren, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Patrick and Cameron Patrick, 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. 206 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 200802250018429 as Amended in Instrument No. 201512030122000 and in Instrument No. 201703240029048 and Master Deed for Encore, a Master Condominium of record as Instrument No. 200802250018425 as Amended in Instrument No. 201111040086473, Instrument No. 201112150097929 and instrument No. 201810160102535, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to James B. Warren by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company dated April 14, 2008 and recorded April 21, 2008 as Instrument No. 20080421-0040096, in said Register's Office for Davidson County, Tennessee. The subject property has never been the principal residence of the Grantor's spouse.

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-1908891FC

Karen Johnson Davidson County
Batch# 282113 DEEDWARR
09/06/2019 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,023.05
20190906-0090146

unimproved ☐

This is improved ☒ property, known as 301 Demonbreun St., Unit 206, 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 30th day of August, 2019

James Brent Warren

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner
SPR

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Brent Warren, 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 3rd of September, 2019.

Notary Public

My Commission Expires: 3-26-22

(SEAL)

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-26-2022

SPR

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STATE OF TENNESSEE NOTARY PUBLIC
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True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)