THIS INSTRUMENT WAS PREPARED BY	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF MARCH, 2010. Notary Public MY COMMISSION EXPIRES: My Commission Expires MAY 14, 2012 (AFFIX SEAL)

Music Mile, LLC

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music Mile, LLC	New Owner	MAP 93-6A
48 Music Square East		PARCEL 200.00CO
Nashville, TN 37203		
(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, **Encore Phase I Development Company, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music Mile, LLC, a Tennessee limited liability company**

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. 1404 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 referenced is made for a more complete description.

BEING the same property conveyed to Encore Phase I Development Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Metropolitan Development and Housing Agency of record as Instrument No. 20060607-0067537, Register's Office for Davidson County, Tennessee, dated June 5, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) 2010 Taxes which have been prorated and assumed by Grantor; (2) All matters shown on the Plan of record as Instrument No. 20060411-0041760; (3) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, and as set out in the following ordinances of the Metropolitan Council: 80-133, 86-1131, 87-1695, 91-1520, 97-54 (also recorded in Book 10512, page 477), 97-755 and BL 2005-875 (also recorded as Instrument No. 20060504-0051825); (4) Restrictions set out in the Quitclaim Deed of record as Instrument No. 20060607-0067537; (5) Stormwater Quality Agreement of record as Instrument No. 20060406-0039472; (6)Terms, conditions, easements, rights and liens as set forth in the Master Deed of Encore Condominiums (TCA 66-27-01 et seq) for Encore, a Residential Condominium of record as Instrument No. 20080225-0018425, and By-Laws as shown attached as Exhibit "G" to the Master Deed of record as Instrument No. 20080225-0018429; (7) All matters as shown on the Plat as shown on Exhibit "C" to the Master Deed of record as Instrument No. 20080225-0018429; (8) Charter of Encore, a Residential Condominium, of record as Instrument No. 20080225-0018424; Lien for any unpaid and/or special assessments levied pursuant to the terms of the Master Deed; (9) Rights of others in and to the common elements and/or areas; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Demonbreun Street, Unit 1404, 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.

BILL GARRETT, Davidson County
Trans:T20100015360 DEEDWARR
Recvd: 03/16/10 10:38 2 pgs
Fees:13.00 Taxes:943.50
20100316-0019732

Witness my hand this the 15th day of March, 2010.

Encore Phase I Development Company, LLC, a Tennessee limited liability company

BY: _____
Tina Sumner Grigg, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **Tina Sumner Grigg**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Authorized Agent** of the maker, **Encore Phase I Development Company, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 15th day of March, 2010.

My Commission expires May 6, 2013

_____
Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN