BILL GARRETT, Davidson County
Trans:T20100039136 DEEDWARR
Recvd: 06/28/10 11:15 2 pgs
Fees:13.00 Taxes:1119.25

20100628-0050198

WARRANTY DEED

R-FH-10-0301

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $802,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Strobl	Regions Mortgage	
301 Demonbreun Street #916 (ADDRESS)	2050 Parkway Office Circle, RCN 6 (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	93-6-A-108.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WALTON DARDEN BARKER AND GERALD ANTHONY WINER, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY M. STROBL, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that 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. 916 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 WALTON DARDEN BARKER AND GERALD ANTHONY WINER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 4TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080604-0057128, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALL MATTERS SHOWN ON THE PLAT OF ENCORE OF RECORD IN INSTRUMENT NO. 20060411-0041760, RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 464, BOOK 10512, PAGE 477, ARTICLES OF INCORPORATION OF RECORD IN INSTRUMENT NO. 20060118-0006578 AMENDED IN INSTRUMENT NO. 20060524-0060850 CHARTER OF RECORD IN INSTRUMENT NO. 20080225-0018424 AND 20080225-0018428, RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20080225-0018425 AND 20080225-0018429; AGREEMENTS IN INSTRUMENT NO. 20060406-0039472; NOTICE IN INSTRUMENT NO. 20060613-0070413; CERTIFICATE IN INSTRUMENT NO. 20080225-0018426 AND 20080225-0018430; CONSENT OF APPROVAL IN INSTRUMENT NO. 20080225-0018427 AND 20080225-0018431; RIGHTS OF THE PUBLIC IN STREETS AND HIGHWAYS; MATTERS SHOWN ON SURVEY DATED DECEMBER 16, 2004 FILE NO. 31669; MATTERS SHOWN ON SURVEY BY WILLIAM C. COCKRILL, RLS NO. 1401 DATED MAY 26, 2006 FILE NO. 31669.03; RUTLEDGE HILL REDEVELOPMENT PLAN IN INSTRUMENT NO. 20060504-0051825; NOTICE OF LAND USE RESTRICTIONS IN INSTRUMENT NO. 20091214-0113967 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 301 Demonbreun Street #916, Nashville, Tennessee 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of June, 2010.

Walton Darden Barker

Gerald Anthony Winer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walton Darden Barker and Gerald Anthony Winer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903