BILL GARRETT, Davidson County
Trans:T20110009516 DEEDWARR
Recvd: 02/15/11 15:55 2 pgs
Fees:13.00 Taxes:1054.50
20110215-0013037

WARRANTY DEED

G-KW-11-301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

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
Antoine A. Agassi	Antoine A. Agassi	
810 Shadowstone Place (ADDRESS)	(NAME) 810 Shadowstone Place (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	93-6-A-175.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY CHANNELL, MARRIED AND NICOLE CHANNELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTOINE A. AGASSI , A MARRIED MAN, 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. 1220 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 JERRY CHANNELL AND NICOLE CHANNELL, 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 28TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080428-0043193, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. GRANTORS SPOUSES DO NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT OF ENCORE RECORDED IN INSTRUMENT NO. 20060411-0041760; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 464 AND BOOK 10512, PAGE 477 (RUTLEDGE HILL REDEVELOPMENT PLAN); ARTICLES OF INCORPORATION OF ENCORE I DEVELOPMENT COMPANY, LLC OF RECORD IN INSTRUMENT NO. 20060118-0006578 AS AMENDED IN INSTRUMENT NO. 20060524-0060850; CHARTER OF ENCORE MASTER CONDOMINIUM ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20080225-0018424 AND CHARTER OF ENCORE RESIDENTIAL CONDOMIUM ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20080225-0018428; MASTER DEED ESTABLISHING ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NOS. 20080225-00184245 AND 20080225-0018429; STORMWATER QUALITY AGREEMENT OF RECORD IN INSTRUMENT NO. 20060406-0039472; ATTORNEY'S CERTIFICATE OF RECORD IN INSTRUMENT NOS. 20080225-0018426 AND 20080225-0018430; RUTLEDGE HILL REDEVELOPMENT PLAN AS SET FORTH IN ORDINANCE 86-1131 AS AMENDED BY ORDINANCE NOS. 87-1695, 91-1520, 97-754, 97-755 AND BL 2005-875 (ALSO RECORDED AS INSTRUMENT NO. 20060504-0051825; AND NOTICE OF LAND USE RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091214-0113967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT BEING SIGNED USING POWER OF ATTORNEY DATED 2-15-11, FILED FOR RECORD ON _____ IN INSTRUMENT NO. 20110215-0013036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved (X) property, known as 301 Demonbreun #1220, 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 4th day of February, 2011.

Jerry Channell by Nicole Channell, Attorney-In-Fact

Jerry Channell by Nicole Channell, Attoreny-In-Fact

Nicole Channell

Nicole Channell

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 4th day of February, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of February, 2011, before me personally appeared Nicole Channell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jerry Channell and who acknowledged he/she/they executed the same as the free act and deed of the said Jerry Channell.

Witness my hand and official seal, this the 4th day of February, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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