BILL GARRETT, Davidson County
Trans:T20110068937 DEEDWARR
Recvd: 11/02/11 15:08 3 pgs
Fees:18.00 Taxes:573.50
20111102-0085504

FROM: Paul Marshall Bryan
TO: Darrison Palmer

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Darrison Palmer 301 Demonbreun Street #1119 Nashville, Tennessee 37201	Bank of America, N.A. P. O. Box 10211 Van Nuys, CA 91410	Map 93-6-A Parcel 153

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

DMR

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2011.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jeanette L. Ramer

Notary Public
My Comm. Expires: 7/6/15

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Paul Marshall Bryan, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Darrison Palmer, hereinafter called "GRANTEE", her 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. 1119 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.

Being the same property conveyed to Paul Marshall Bryan, by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20080728-0077046, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantor.

The said Grantee, her heirs, successors and assigns, take title to the property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect seven (7) years from July 21, 2008: The property must be owned by an individual or individuals whose household earnings at the time the individual enters unto a binding purchase and sale agreement for the property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD, and if rented, subject to written approval of MDHA, the property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. The property is subject to the Affordable Restrictions as provided in the Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2011 Metropolitan Government taxes, which have been prorated.

2. Deed of Trust from Paul Marshall Bryan, unmarried, to PRLAP, Inc., Trustee of Nashville, Tennessee, dated July 21, 2008, of record as Instrument No. 20080728-0077047, said Register's Office, to secure the repayment of a note of even date, in the original principal amount of $123,041.00, payable to Bank of America, N.A.

3. All matters shown on the plan of record as Instrument No. 20060411-0041760, said Register's Office.

4. Master Deed for Encore, a Master Condominium, and the By-Laws appended thereto, of record as Instrument No. 20080225-0018425, said Register's Office, and the Master Deed for Encore, a Residential Condominium, and the By-Laws appended thereto, of record as Instrument No. 20080225-0018429, said Register's Office.

5. Restrictions set forth in the deeds of record as Instrument No. 20060607-0067537, and 20080728-0077046, said Register's Office.

6. Subject to the Rutledge Hill Redevelopment Plan, of record in Book 7084, page 983, said Register's Office, and as set forth in the following ordinances of the Metropolitan Council: 80-133, 86-1131, 87-1695, 91-1520, 97-754 (also recorded in Book 10512, page 477, said Register's Office), 97-755 (also recorded in Book 10512, page 464, said Register's Office), and 2005-875 (also recorded as Instrument No. 20060504-0051825, said Register's Office).

7. Stormwater Quality Agreement of record as Instrument No. 20060406-0039472, said Register's Office.

8. Rights of others in and to the use of the common elements.

This is property known as 301 Demonbreun Street, #1119, Nashville, Tennessee 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 2nd day of November, 2011.

Paul Marshall Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of November, 2011.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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