BILL GARRETT, Davidson County
Trans:T20120037696 DEEDWARR
Recvd: 05/22/12 15:15 2 pgs
Fees:13.00 Taxes:1015.65
20120522-0044473

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2012.

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

G-TN-12-1104

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
Christopher J. Tyler	Mortgage Investors Group	
301 Demonbreun Street #1104 (ADDRESS)	8320 E. Walker Springs (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	93-6-A-138.00 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 NICHOLAS M. SHUFORD, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER J. TYLER, A SINGLE PERSON , 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. 1104 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 NICHOLAS M. SHUFORD BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 14TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090814-0076493, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE CONSOLIDATION PLAT OF ENCORE, AS RECORDED IN INSTRUMENT NO. 20060411-0041760; COVENANTS, CONDITIONS AND RESTRICTIONS OF RUTLEDGE HILL REDEVELOPMENT PLAN AS SET FORTH IN RECORDED IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 464 AND BOOK 10512, PAGE 477; CHARTER OF RECORD AT INSTRUMENT NO. 20080225-0018424 AND CHARTER OF ENCORE RESIDENTIAL CONDOMINIUM ASSOCIATION, INC. RECORDED AT INSTRUMENT NO. 20080225-0018428; MASTER DEED ESTABLISHING ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080225-0018425 AND INSTRUMENT NOS. 20080225-0018429, 20111104-0086473 AND 20111215-0097929; STORMWATER QUALITY AGREEMENT RECORDED AT INSTRUMENT NO. 20060406-0039472; NOTICE OF COMMENCEMENT RECORDED AT INSTRUMENT NO. 20060613-0070413; ATTORNEY'S CERTIFICATE RECORDED AT INSTRUMENT NOS. 20080225-0018426 AND 20080225-0018430; MORTGAGEE CONSENT AND APPROVAL RECORDED AT INSTRUMENT NOS. 20080225-0018427 AND 20080225-0018431; LAND USE RESTRICTIONS RECORDED AT INSTRUMENT NO. 20091214-0113967 AND ANY AND ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 301 Demonbreun Street #1104, 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 16th day of May, 2012.

Nicholas M. Shuford

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of May, 2012, before me personally appeared John Gleaves 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 Nicholas M. Shuford and who acknowledged he executed the same as the free act and deed of the said Nicholas M. Shuford.

Witness my hand and official seal, this the 16th day of May, 2012.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

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