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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20120046811 DEEDWARR
Recvd: 06/25/12 14:48 3 pgs
Fees:18.00 Taxes:814.00
20120625-0055599

WARRANTY DEED

Address New Owner(s):
Scott J. Fernandes
109 Carriage Place
Hendersonville, TN 37075

Send Tax Bills to:
New Owners

FOR AND IN 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, I/we, **Joseph W. Oliverius, Hannah M. Oliverius and Molly D. Oliverius heirs to the Estate of Jill Oliverius**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Scott J. Fernandes**, hereinafter called the Grantee(s), his successors 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. 706 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 in 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 Jill Oliverius by Warranty Deed from Encore Phase 1 Development Company, LLC, a Tennessee Limited Liability Company, dated March 25, 2011, and filed in Instrument No. 20110329-0024169, said Register's Office. The said Jill Oliverius having since died intestate. The Grantors herein are the sole heirs at law of Jill Oliverius and takes title to this property by the law of descent and distribution and pursuant to an Affidavit of Heirship filed at Instrument No. 20120625-0055598, said Register's Office.

This is improved properties known as: 301 Demonbreun Street, Unit 706, 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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary Public form.

Joseph W. Oliverius

Hannah M. Oliverius

Molly D. Oliverius

STATE OF WASHINGTON Kitsap COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH W. OLIVERIUS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of June, 2012.

Notary Public

My Commission Expires: March 2, 2016

Notary Public
State of Washington
CYNTHIA A EMEL
My Appointment Expires Mar 2, 2016

STATE OF NORTH CAROLINA Cabarrus COUNTY ss:

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

Witness my hand and official seal at office, this 6th day of June, 2012.

Notary Public David W. Abercrombie

My Commission Expires:

13th December 2015

DAVID W. ABERCROMBIE
NOTARY PUBLIC
CABARRUS COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES DECEMBER 13, 2015

STATE OF TENNESSEE Sumner COUNTY ss:

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

Witness my hand and official seal at office, this 8th day of June 2012, 2012.

Calvin Eric Cantrell

My Commission Expires:

Notary Public

My Commission Expires on September 23, 2013

CALVIN ERIC CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me this 20 day of June, 2012.

Ollie Mai Parsley

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014