THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12040687** BILL GARRETT, Davidson County Trans:T20120047294 DEEDWARR Recvd: 06/27/12 10:32 2 pgs Fees:13.00 Taxes:1387.50 20120627-0056241	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2012. Notary Public My Commission Expires:

MARY FRANCES JUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Amy C. Ly and Derrick Choi 301 Demonbreun Street #1305 Nashville TN 37201	Send Tax Bills To: Farmington Financial Group LLC 2002 Richard Jones Road, #300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 093-06-0A-181.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Zerbonia, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy C. Ly and Derrick Choi, Wife and Husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Leslie

A certain condominium located in Davidson County, Tennessee, being Unit No. 1305 of Encore, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore of record in Instrument Number 20080225-0018249, and Master Deed for Encore, a Master Condominium of record in Instrument Number 20080225-0018425, as amended by First Amendment to Master Deed of record in Instrument No. 20111104-0086473, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Zachary Zerbonia by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record at Instrument No. 20090601-0050034, Register's Office for Davidson County, Tennessee, dated May 29, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2012 a lien, not yet due and payable.

Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for Encore , recorded at Instrument No. 20080225-0018429, and

Master Deed of record at Instrument No. 20080225-0018425, as amended by First Amendment to Master Deed of record in Instrument No. 20111104-0086473, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.

Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983 and Book 10512, Page 477, Instrument Number 20060504-0051825, in the Register's Office for Davidson County, Tennessee.

Notice of Land Use Restrictions of record in Instrument Number 20090214-0113967, in the Register's Office for Davidson County, Tennessee.

Restrictions set forth in Quit Claim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 301 Demonbreun Street #1305 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2012.

Zachary Zerbonia

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Zerbonia, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2012.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY