12-1-136

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of June, 2012 by and between **Christopher G. Richmond and wife, Angela D. Richmond**, hereinafter referred to as GRANTOR, and **Joseph N. Johnstone, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1318 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 Christopher G. Richmond and wife, Angela D. Richmond by Warranty Deed from Encore Phase I Development Company, LLC a Tennessee limited liability company dated April 21, 2008 and recorded April 23, 2008 of record in Instrument No. 20080423-0041437 Register's office for Davidson County, Tennessee.

This Conveyance is Subject to the Following:

1. Master Deed of record in Instrument No. 20080225-0018425 and 20080225-0018429 and Amendment to Master Deed of record in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 Registers Office for said County.
2. Attorney Certificate of record in Instrument No. 20080225-0018426 and 20080225-0018430 Register's office for said County
3. Encore Master Condo Association Charter of record in Instrument No. 20080225-0018424 and Encore Residential Condo Association Inc. Charter of record in Instrument No. 20080225-0018428 Registers Office for said County.
4. Land Use Restrictions of record in Instrument No. 20091214-0113967 Registers office for said County.
5. Stormwater Easement of record in Instrument No. 20060406-0039472 Registers office for said County
6. Ordinance of record in Instrument No. 20060504-0051825 Register's Office for said County
7. Easements, setback lines and other matters as shown on the plat of 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.
8. Plat of record in Instrument no. 20060411-0041760 registers office for said county.
9. All easements restrictions and any other matters of record in said register's office.

This is [X]improved [ ]unimproved property known as: 301 Demonbreun Street #1318, Nashville, TN 37201

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Christopher G. Richmond

Angela D. Richmond

Angela D. Richmond

BILL GARRETT, Davidson County
Trans:T20120051632 DEEDWARR
Recvd: 07/13/12 09:28 2 pgs
Fees:13.00 Taxes:777.00

20120713-0061605

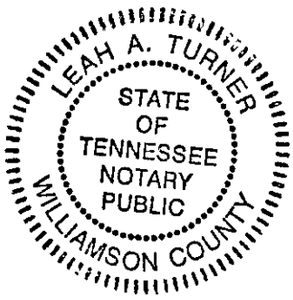
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Christopher G. Richmond and wife, Angela D. Richmond, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of June, 2012.

Notary Public

My Commission Expires October 28, 2012



Name and Address of Property Owner:
Joseph N. Johnstone
301 Demonbreun Street #1318,
Nashville, TN 37201

Send Tax Statements to:
West Town Savings Bank
5340 Spectrum Dr
Suite K
Frederick MD 21703

Map & Parcel 93.06-OA-194.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $210,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of June, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012



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