BILL GARRETT, Davidson County
Trans:T20120054270 DEEDWARR
Recvd: 07/24/12 13:18 2 pgs
Fees:13.00 Taxes:714.10

20120724-0064975

WARRANTY DEED

Mandy Alsup
State of Tennessee
Notary Public
Wilson Co.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015
(AFFIX SEAL)

G-KW-12-708

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
Meredith E. Mills	Mortgage Investors Group	
301 Demonbreun Street, Unit 708 (ADDRESS)	8320 E Walker Springs Ln., Ste. 200 (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	93-6-A-66.00 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 KRISTEN ELLSWORTH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEREDITH E. MILLS, AN UNMARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 708, ENCORE, A RESIDENTIAL CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20080225-0018429 AND MASTER DEED FOR ENCORE, A MASTER CONDOMINIUM RECORDED AT INSTRUMENT NO. 20080225-0018425, AMENDED AT INSTRUMENT NOS. 20111104-0086473 AND 20111215-0097929, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN ELLSWORTH BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080402-0033184, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN THE PLAT RECORDED IN INSTRUMENT NO. 20060411-0041760; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 464 AND BOOK 10512, PAGE 477; CHARTERS OF RECORD IN INSTRUMENT NOS. 20080225-0018424 AND 20080225-0018428; MASTER DEED OF RECORD IN INSTRUMENT NO. 20080225-0018425 AND INSTRUMENT NOS. 20080225-0018429, 20111104-0086473 AND 20111215-0097929; STORMWATER QUALITY AGREEMENT OF RECORD IN INSTRUMENT NO. 20060406-0039472; NOTICE OF COMMENCEMENT OF RECORD IN INSTRUMENT NO. 20060613-0070413; ATTORNEY'S CERTIFICATE OF RECORD IN INSTRUMENT NOS. 20080225-0018426 AND 20080225-0018430; LAND USE RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091214-0113967; LEASE AGREEMENT DATED NOVEMBER 7, 2003 BY AND BETWEEN AMSOUTH BANK, TRUSTEE OF THE AMENDED AND RESTATED REVOCABLE TRUST OF MILDRED HUDGINS, LESSOR, AND AMERICAN CONSTRUCTORS, INC., LESSEE, AS AMENDED BY FIRST AMENDMENT TO LEASE AGREEMENT DATED JANUARY 23, 2004; MATTERS SHOWN ON SURVEY PREPARED BY BARGE WAGGONER SUMNER AND CANNON, INC. DATED DECEMBER 16, 2004, AS FILE NO. 31669; ALL MATTERS SHOWN ON THE PLAT OF SURVEY BY WILLIAM C. COCKRILL, RLS NO. 1401 WITH BARGE WAGGONER SUMMER AND CANNON, INC. DATED MAY 26, 2006, FILE NO. 31669.03; RUTLEDGE HILL REDEVELOPMENT PLAN, AS SET OUT IN THE FOLLOWING ORDINANCES OF THE METROPOLITAN COUNCIL: 86-1131 AS AMENDED BY ORDINANCE NOS. 87-1695, 91-1520, 97-754, 97-755, AND BL 2005-875 (ALSO RECORDED AS INSTRUMENT NO. 20060504-0051825); AND AFFORDABILITY RESTRICTION OF RECORD IN INSTRUMENT NO. 20080701-0067669, REGISTER'S OFFICE FOR DAVIDSON COUNY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 301 Demonbreun Street, Unit 708, 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 20th day of July, 2012.

Kristen Ellsworth by Patti Ellsworth, Attorney-In-Fact

Kristen Ellsworth by Patti Ellsworth, Attorney-In-Fact

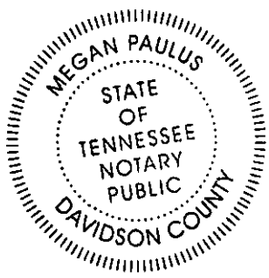
STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 2012, before me personally appeared Patti Ellsworth 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 Kristen Ellsworth and who acknowledged he/she/they executed the same as the free act and deed of the said Kristen Ellsworth.

Witness my hand and official seal, this the 20th day of July, 2012.

Megan Paulus

Notary Public



My Commission Expires: 1-9-16

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