WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-12-715

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

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
Clifford R. Rich	U.S. BANK NATIONAL ASSOCIATION	
301 Demonbreun Street, Unit 715 (ADDRESS)	3180 Rider Trail S. (NAME) (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	093-06-0-A-073.00 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 DAVID DUNNE, A SINGLE PERSON
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLIFFORD R. RICH, A SINGLE MAN
, 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. 715 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, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID DUNNE BY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20090602-0050570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 29, 2009.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAN OF RECORD IN INSTRUMENT NO. 20060411-0041760; TERMIS AND CONDITIONS OF RUTLEDGE HILL REDEVELOPMENT PLAN OF RECORD IN BOOK 7804, PAGE 983, BOOK 10512, PAGE 477 AND INSTRUMENT NO. 20060504-0051825; RESTRICTIONS SET FORTH IN INSTRUMENT OF RECORD IN INSTRUMENT NO. 20060607-0067537; AND 20090214-0113967; STORMWATER QUATLITY AGREEMENT OF RECORD IN INSTRUMENT NO. 20060406-0039472; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD INSTRUMENT NO. 20080225-0018425 AMENDED IN INSTRUMENT NO. 20111104-0086473 AND INSTRUMENT NO. 20111215-0097929 ATTORNEYS CERTIFICATE OF RECORD IN INSTRUMENT NO. 20080225-0018426; CHARTER OF RECORD IN INSTRUMENT NO. 20080225-0018424 AND 20080225-0018428 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 301 Demonbreun Street, Unit 715, 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.

BILL GARRETT, Davidson County
Trans:T20120057618 DEEDWARR
Recvd: 08/03/12 14:30 2 pgs
Fees:13.00 Taxes:802.90
20120803-0069197

Witness my/our hand(s) this 31st day of July, 2012.

David Dunne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Dunne, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2012.

Notary Public

My Commission Expires: 5-2021

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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