WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,750.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-12-301-815

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
Adrianne T. Murray	Avenue Bank	
301 Demonbreun Street #815 (ADDRESS)	3823 Cleghorn Avenue (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Nashville, Tn. 37215 (CITY) (STATE) (ZIP)	93-6-A-89.00 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 BRADLEY CASH AND DANNY CASH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADRIANNE T. MURRAY AND SEAB A. TUCK III AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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. 815 OF THE HORIZONTAL PROPERTY REGIME OF ENCORE, A RESIDENTIAL CONDOMINIUM PURSUANT TO MASTER DEED FOR ENCORE, A RESIDENTIAL CONDOMINIUM OF RECORD IN 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 BRADLEY CASH, UNMARRIED AND DANNY CASH, MARRIED BY WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090302-0017967, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF ENCORE OF RECORD IN INSTRUMENT NO. 20050411-0041760; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 646 AND BOOK 10512, PAGE 477; CHARTER OF RECORD IN INSTRUMENT NO. 20080225-0018424 AND CHARTER OF RECORD IN INSTRUMENT NO. 20080225-0018428; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD INSTRUMENT NO. 20080225-0018425, INSTRUMENT NO. 20080225-0018429, INSTRUMENT NO. 20111104-0086473 AND 20111215-0097929; STORMWATER QUALITY AGREEMENT RECORDED IN INSTRUMENT NO. 20060406-0039472; NOTICE OF COMMENCEMENT OF RECORD IN INSTRUMENT NO. 20060513-0070413; ATTORNEYS CERTIFICATE OF RECORD IN INSTRUMENT NO. 20080225-0018426 AND INSTRUMENT NO. 20080225-0018430; LAND USE RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091214-0113967 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 301 Demonbreun Street #815, 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:T20120076507 DEEDWARR
Recvd: 10/09/12 10:26 2 pgs
Fees:13.00 Taxes:783.48

20121009-0092334

Witness my/our hand(s) this 1st day of October, 2012.

Bradley Cash

Danny Cash by Bradley Cash, Attorney In Fact

Danny Cash by Bradley Cash Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Cash, 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, this the 1st day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of October, 2012, before me personally appeared Bradley Cash 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 Danny Cash and who acknowledged he executed the same as the free act and deed of the said Danny Cash.

Witness my hand and official seal, this the 1st day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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