THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,000.00. Kent Peters Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Jan 2012 Notary Public MY COMMISSION EXPIRES: March 5, 2016 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent B. Peters	New owner	MAP 093-06-0A
301 Demonbreun Street # 1904		PARCEL 300.00
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John D. Gouy married and Samantha Gouy unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent B. Peters and wife, Nancy E. Peters**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1904 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to the Master Deed for Encore, a Residential Condominium of record in Instrument NO. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Samantha Gouy, unmarried and John D. Gouy by Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20090109-0002288, Registers office for Davidson County, Tennessee, dated December 31, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **301 Demonbreun Street # 1904, Nashville, TN 37201.**

BILL GARRETT, Davidson County
Trans:T20130008094 DEEDWARR
Recvd: 01/30/13 10:35 3 pgs
Fees:18.00 Taxes:1050.80
20130130-0009552

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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~~ hand(s) this the 24th day of January, 2013.

John D. Gouy

Samantha Gouy

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John D. Gouy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of January, 2013.

My Commission expires: October 28, 2015

Mary A. Hawkins
Notary Public

MARY A. HAWKINS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: October 28, 2015
Commission Number: 11384805

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samantha Gouy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of January, 2013.

My Commission expires: _____

_____
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 _____ hand( ) this the 25th day of January, 2013.

_____
John D. Gouy

_____
Samantha Gouy

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John D. Gouy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of January, 2013.

My Commission expires: _____

_____
Notary Public

STATE OF New York
COUNTY OF Bronx

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samantha Gouy**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2013.

My Commission expires: 3/12/16

_____
Notary Public

JACOB S GREENBERG
Notary Public - State of New York
No. 01GR6257292
Qualified in Bronx County
My Commission Expires Mar. 12, 2016