Prepared by:
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BILL GARRETT, Davidson County
Trans:T20130039175 DEEDWARR
Recvd: 05/10/13 09:14 2 pgs
Fees:13.00 Taxes:1646.50

20130510-0047349

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 3RD day of May, 2013.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Gregory M. Galdino<br>301 Demonbreun St. #1816<br>Nashville TN 37201 | Suntrust Mortgage, Inc.<br>1001 Semmes Avenue<br>Richmond, VA 23224 | 093060A29200 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Donald G. Goldman, a single person and Zachary P. Goldman, a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Gregory M. Galdino and Karrie A. Galdino, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1816 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 Donald G. Goldman and Zachary P. Goldman by deed from Encore Phase I Development Co., LLC of record in Instrument No. 20080507-0047038, dated 05/05/08, Register's Office for Davidson County, Tennessee.

Zachary P. Goldman hereby makes oath that the above described property has never been the marital domicile of Eva Goldman.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other

undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, a Residential Condominiums and recorded in Instrument No. 20080225-0018425 and amended in Instrument Nos. 20111104-0086473 and 20111215-0097929 Register's Office for said county. 3) Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428 4) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424

This property is improved property known as 301 Demonbreun St. #1816, Nashville, Tennessee 37201

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3 day of May, 2013.

Donald G. Goldman by His Attorney-in-fact

Donald G. Goldman, by Grant Hammond
His Attorney-in-fact

Zachary P. Goldman by His Attorney-in-fact

Zachary P. Goldman, by Grant Hammond
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3d day of May, 2013 before me personally appeared Grant Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald G. Goldman and Zachary P. Goldman acknowledged that such person executed the same as the free act and deed of Donald G. Goldman and Zachary P. Goldman.

Notary Public

My Commission expires January 11, 2016

SHERI ENGLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FILE NO: 07640