This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 7th day of August, A.D., 2013, by and between

Todd Gustafson An unmarried person

First Parties, and

093-06-0A
208.00 CO

Jack Glasgow, unmarried,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

A CERTAIN CONDOMINIUM APARTMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 1412 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 RECORDED AS INSTRUMENT NO. 20080225-0018425, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TODD GUSTAFSON BY DEED FROM ENCORE PHASE 1 DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON OCTOBER 22, 2008, OF RECORD IN INSTRUMENT NO. 20081022-0105876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Jack Glasgow
301 Demonbreun Street #1412
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130068184 DEEDWARR
Recvd: 08/08/13 12:17 2 pgs
Fees:13.00 Taxes:1011.03
20130808-0083309

RESPONSIBLE TAXPAYER:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

CLT # _____

MR-PA-241793

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Todd Gustafson x 5/24/2013

Todd Gustafson

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Todd Gustafson An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2013.

ANJALINA T. CROW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires:

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 273,250.00. Affiant

Subscribed and sworn to before me this 7th day of August, 2013.

My Commission Expires: 6/21/16

Notary Public

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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