WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075893 DEEDWARR
Recvd: 09/03/13 13:32 2 pgs
Fees:13.00 Taxes:1709.40

20130903-0092518

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$440,000.00~~ 462,000.-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Aug, 2013

Notary Public

MY COMMISSION EXPIRES: 10/17/16
(AFFIX SEAL)

MST 2013-0839

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rennan M. Quijano and Angeli Suarez Quijano	New Owner	
(NAME) 301 Demonbreun #1710	(NAME)	093-06-0A-266.00
(ADDRESS) Nashville, TN37201	(ADDRESS)	
(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, **Steven P. Salverda, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rennan M. Quijano and Angeli Suarez Quijano, husband and wife,** 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 located in Davidson County, Tennessee, being Unit No. 1710 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 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, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Steven P. Salverda by Quitclaim Deed from Catherine L. Salverda of record at Instrument No. 20100915-0073309, Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on September 15, 2010. Being the same property conveyed to Steven P. Salverda and wife, Catherine L. Salverda by Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record at Instrument No. 20080717-0073494 dated July 14, 2008 and recorded July 17, 2008

The property is not now, nor has ever been, the Grantor's primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Encore, a Residential Condominium pursuant to Master

Deed filed of record in Instrument No. 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee, Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, in the Register's Office for Davidson County, Tennessee. Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, in the Register' s Office for Davidson County, Tennessee. Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee. Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee. Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee. Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 301 Demonbreun #1710, Nashville, TN 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 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/our hand(s) this 23rd DAY OF Aug, 2013

Steven P. Salverda by Yvette Meldrum his atty in fact

Steven P. Salverda by Yvette Meldrum, his attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Steven P. Salverda, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Steven P. Salverda, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Davidson County, TN.

Witness my hand and official seal, this the 23rd day of Aug, 2013.

Notary Public

My Commission Expires: 10/17/16

(SEAL)

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016