G-25323-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130080700 DEEDWARR
Recvd: 09/18/13 08:55 2 pgs
Fees:13.00 Taxes:1831.50
20130918-0098127

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2013.

Notary Public

My commission expires: 1/6/14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward Smoot	New Owner	Map 093-06-0-A, Parcel 279.00CO
301 Dublin Circle		
Madison, AL 35758		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randolph F. Dunham and wife, Victoria L. Dunham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Smoot

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1803 and Storage Unit No. S29, as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominiums, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429, said Register's Office; Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0018424 said Register's Office,

Being the same property conveyed to Randolph F. Dunham and wife, Victoria L. Dunham by Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated August 26, 2008, of record in Instrument No. 20080828-0088393, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Victoria L. Dunham, pursuant to a Power of Attorney executed by same on the 11th day of September, 2013, of record in Instrument No. 20130918-0098126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Instrument No. 20080225-0018429, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee (3)
Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428, said Register's Office.
(4) Attorneys Certificate of Encore, a Residential Condominium of record in Instrument No. 20080225-0018430, said Register's Office.
(5) All matters shown on the Consolidation Plat of Encore of record in Instrument No. 20060411-0041760, said Register's Office.
(6) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, amended in Book 7631, page 606, Book 10512, page 464, Book 10512, page 477 and in Instrument No. 20060504-0251825, said Register's Office.
(7) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, said Register's Office.
(8) Restrictions as set out in the Quitclaim Deed to Encore Phase I Development Company, LLC, of record in Instrument No. 20060607-0067537, said Register's Office.
(9) Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office.

(10) Subject to the Master Deed and By-Laws for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office.
(11) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018424, said Register's Office.
(12) Attorney's Certificate of Encore, a Master Condominium of record in Instrument No. 20080225-0018426, said Register's Office.
(13) Taxes for 2013 which have been prorated and paid by the Grantors here.

This is improved (__X__) Unimproved (____) property, known as **301 Demonbreun Street #1803, Nashville, TN 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 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 **12th** day of **September, 2013.**

Randolph F. Dunham

Victoria L. Dunham By: Randolph F. Dunham, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randolph F. Dunham,** the within named seller, 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 at Nashville, Tennessee, this **12th** day of **September, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Randolph F. Dunham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Victoria L. Dunham** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Randolph F. Dunham** for the purpose therein contained, by signing the name of **Randolph F. Dunham** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **September, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17