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Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20130085255 DEEDWARR
Recvd: 10/02/13 14:35 2 pgs
Fees:13.00 Taxes:991.60
20131002-0103568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $268,000.00

April Williamson
Affiant

Subscribed and sworn to before me, this 27 day of September 2013.

Notary Public
My commission expires: 4/1/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
James D. Allen 301Demonbreun, Unit 1919 Nashville TN 37201	JAMES D. ALLEN P.O. BOX 2974, T. 37077-2974 HENDERSONVILLE, TN 37077-2974	093060A31500CO

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 Brian Patrick Rowan, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James D. Allen 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. 1919 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 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 Brian Patrick Rowan by deed dated May 10, 2011 from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20110513-0036802, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee 3) Restrictions set out in the Quitclaim Deed of record in Instrument No. 20060406-0067537 4) 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 and Instrument No. 20080225-0018425 and amended in Instrument No. 20111104-0086473, 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 of 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 Condominiums 5) Bylaws for Encore Homeowners Association of record in Instrument No. 20080225-0018429 6) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018424 7) Charter of Encore Residential Condominium Association of record in Instrument No. 20080225-0018428

This property is improved property known as 301Demonbreun, Unit 1919, 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 27th day of September, 2013.

BPR by BM his attorney in fact

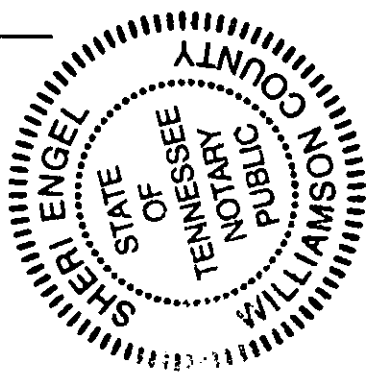
Brian Patrick Rowan, by Brian Merrill
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of September, 2013 before me personally appeared Brian Merrill 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 Brian Patrick Rowan acknowledged that such person executed the same as the free act and deed of Brian Patrick Rowan.

Sheri Engel
Notary Public

My Commission expires January 11, 2016



FILE NO: 07894