Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October 2013.

Notary Public
My commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/04/13 15:59 4 pgs
Fees:23.00 Taxes:1036.00
20131004-0104819

Address of New Owner:	Send Tax Bills to:	Tax Information
John J. Malpass 1914 Mosaic Trail Murfreesboro, TN 37130	Same	093060A278

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 Carrie A. Small and Lewis F. Ohle hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John J. Malpass and Lisa Ann Malpass, 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. 1802 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 Carrie A. Small and Lewis F. Ohle by deed from Encore Phase I Development Company, LLC of record in Instrument No. 20080512-0048614, dated 05/08/2008, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 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 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 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 Register's Office for said county. 3) Charter for Encore Residential Condominium Association of record in

Instrument No. 20080225-0018428 4) All matters appearing on plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee 5) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424 6) 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 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 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, Master Association and recorded in Instrument No. 20080225-0018442 and amended in Instrument No 20111215-0097929 Register's Office for said county. 7) Storm Quality Agreement of record in Instrument No. 20060406-0039472 8) Restrictions set out in the Quitclaim Deed of record in Instrument No. 20060406-0067537 9)

This property is improved property known as 301 Demonbreun Street, Unit 1802, 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 October, 2013.

Carrie A. Small by Her Attorney in Fact

Carrie A. Small, by Grant Hammond
Her Attorney-in-fact

Lewis F. Ohle by His Attorney in Fact

Lewis F. Ohle, by Grant Hammond
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of October, 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 Carrie A. Small and Lewis F. Ohle acknowledged that such person executed the same as the free act and deed of Carrie A. Small and Lewis F. Ohle.

Sheri Engel
Notary Public

My Commission expires January 14 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 07897

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

