BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,400.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2013.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

B-KW-13-301-310

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christa Cruikshank	Movement Mortgage, LLC	
301 Demonbreun Street, #310 (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	93-6-A-24.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICOLE JOHN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTA CRUIKSHANK AND STEPHANIE WAGNER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 310 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, AMENDED AT INSTRUMENT NOS. 20111104-0086473 AND 20111215-0097929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARIE JOHN, UNMARRIED TO NICOLE JOHN, UNMARRIED AS RECORDED ON THE 12TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091112-0104356 AND WARRANTY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO NICOLE JOHN, UNMARRIED AND MARIE JOHN, UNMARRIED AS RECORDED ON THE 6TH DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081006-0101180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20060411-0041760; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983, BOOK 7631, PAGE 606, BOOK 10512, PAGE 464 AND BOOK 10512, PAGE 477; HOA CHARTERS OF RECORD IN INSTRUMENT NOS. 20080225-0018424 AND 20080225-0018428; MASTER DEED OF RECORD IN INSTRUMENT NOS. 20080225-0018425, 20080225-0018429, 20111104-0086473 AND 20111215-0097929; STORMWATER QUALITY AGREEMENT OF RECORD IN INSTRUMENT NO. 20060406-0039472; NOTICE OF COMMENCEMENT OF RECORD IN INSTRUMENT NO. 20060613-0070413; ATTORNEY'S CERTIFICATE OF RECORD IN INSTRUMENT NOS. 20080225-0018426 AND 20080225-0018430; LAND USE RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20091214-0113967; RUTLEDGE HILL REDEVELOPMENT PLAN OF RECORD IN INSTRUMENT NO. 20060504-0051825; AND EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20120906-0080965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 301 Demonbreun Street, #310, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans: T20130089533 DEEDWARR
Recvd: 10/17/13 12:42 2 pgs
Fees: 13.00 Taxes: 778.48

20131017-0108596

Witness my/our hand(s) this 14th day of October, 2013.

Nicole John

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole John, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903