BILL GARRETT, Davidson County
Trans:T20130098172 DEEDWARR
Recvd: 11/19/13 09:51 3 pgs
Fees:18.00 Taxes:906.50

20131119-0119101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/14
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-VRES-13-301

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Babu Rao	**Same as New Owner**	
(NAME)	(NAME)	**093060A11900CO**
454 Westover Drive		
(ADDRESS)	(ADDRESS)	
Clarksdale, MS 38614		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **DAVID ANDREW BRYAN AND KRISTEN LEIGH BRYAN, HEIRS AT LAW OF KAY O. MCCONNELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BABU RAO AND ASHA RAO, HUSBAND AND WIFE,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1006, AS SHOWN ON THE PLAN OF ENCORE, A RESIDENTIAL CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C TO AND ESTABLISHED BY THE MASTER DEED OF RECORD AS INSTRUMENT NO. 20080225-0018429 AND AMENDED IN INSTRUMENT 201111040086473 AND 201112150097929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO THE MASTER DEED FOR THE MASTER CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080225-0018425, SAID REGISTER'S OFFICE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO KAY O. MCCONNELL BY DEED FROM ENCORE PHASE I DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 03/28/2008 AND FILED FOR RECORD ON 04/02/2008 IN INSTRUMENT 200804020033186, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KAY O. MCCONNELL HAVING DIED ON JUNE 17, 2013 LEAVING PROPERTY TO DAVID ANDREW BRYAN AND KRISTEN LEIGH BRYAN AS PER THE LAST WILL AND TESTAMENT OF KAY MCCONNELL FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION) AS DOCKET NO. 13P-1047.

THE ESTATE OF KAY OSWALD MCCONNELL HEREBY JOINS IN THE CONVEYANCE TO CONVEY ANY INTEREST IT MAY HAVE TO THE SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE BOUNDARY PLAT OF RECORD IN INSTRUMENT NO. 200604110041760; RESTRICTIONS OF RECORD IN BOOK 7084, PAGE 983; GUIDELINES OF RECOD IN BOOK 7631, PAGE 606; ORDINANCES OF RECORD IN BOOK 10512, PAGE 464, BOOK 10512, PAGE 477 AND INSTRUMENT NO. 200605040051825; ALL MATTERS SET FORTH IN DOCUMENTS OF RECORD IN INSTRUMENT NO. 200606070067537 AND INSTRUMENT NO. 200804020033184; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 200912140113967; ATTORNEY CERTIFICATE OF RECORD IN INSTRUMENT NO. 200802250018426 AND INSTRUMENT NO. 200802250018430; MASTER DEED OF RECORD IN INSTRUMENT NO. 200802250018429; MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 200802250018425 AS AMENDED IN INSTRURMENT NO. 201111040086473 AND INSTRUMENT NO. 201112150097929; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 200604060039472; EASEMENT OF RECORD IN INSTRUMENT NO. 201209060080965; CHARTER OF RECORD IN INSTRUMENT NO. 200802250018424 AND INSTRUMENT NO. 200802250018428 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **301 Demonbreun Street, #1006 Nashville, Tennessee 37201-2235**
(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.

Witness my/our hand(s) this 15th day of November, 2013.

David Andrew Bryan

Kristen Leigh Bryan by David Andrew Bryan, Attorney in Fact
Kristen Leigh Bryan by David Andrew Bryan, Attorney in Fact

The Estate of Kay O. McConnell

By:
David Andrew Bryan, Administrator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Andrew Bryan, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of November, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DAVID ANDREW BRYAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KRISTEN LEIGH BRYAN* and who acknowledged he executed the same as the free act and deed of the said KRISTEN LEIGH BRYAN. *as per Power of Attorney of record in Instrument #20131108-0116181

Witness my hand and official seal, this the 15th day of November, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2013, before me personally appeared David Andrew Bryan, Administrator of Estate of Kay O. McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 15th day of November, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212