THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***249,000.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2103.

Notary Public

My Commission Expires: 9-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130100941 DEEDWARR
Recvd: 12/02/13 11:32 2 pgs
Fees:13.00 Taxes:921.30
20131202-0122351

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Luis Edwardo Gonzalez, III<br>301 Demonbreun Street #402<br>Nashville, Tennessee 37201 | Wilson Bank & Trust<br>1436 West Main Street<br>Lebanon, TN 37087 | MAP 093-06-0A<br>PARCEL 027.00CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand and 00/100 Dollars ($***249,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Edward Thornhill, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Luis Edwardo Gonzalez, III, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a 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. 402 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of recorded as Instrument No. 20080225-0018425 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Edward Thornhill, unmarried, by Warranty Deed dated March 3, 2008, from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20080304-0021593 in the Register's Office for Davidson County, Tennessee,

This is improved property known as 301 Demonbreun Street #402, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2014 and all future years, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the plan of record as Instrument No. 20060411-0041760 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

11/26/13 IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 26 day of November, 2013.

Edward Thornhill

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Thornhill, the 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 26 day of November, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY