**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140012959 DEEDWARR
Recvd: 02/25/14 09:48 2 pgs
Fees:13.00 Taxes:862.10
20140225-0015941

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $233,000.00 (Two Hundred Thirty Three Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of February, 2014.

NOTARY PUBLIC / MY COMMISSION EXPIRES: 12/6/16

(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY**
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Intuition Investments, LLC<br>301 Demonbreun Street Unit 1611<br>Nashville, TN 37201 | First Western Federal Savings Bank<br>402 Main Street<br>Rapid City, SD 57701 | 093060A24700CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM C. SEAY, unmarried**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **INTUITION INVESTMENTS LLC, a Colorado limited liability company** 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 TO WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1611 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 fro 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 William Seay by deed from Encore Phase 1 Development Company, LLC, as Tennessee limited liability company, of record in Instrument Number 20090106-0001143, Register's Office for Davidson County, Tennessee.
Jeffrey M. Grissim executes this instrument as Attorney-in-Fact on behalf of William C. Seay recorded in Instrument Number 20140225-0015940, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**301 DEMONBREUN STREET UNIT 1611**<br>**NASHVILLE,TN37201** |
|---|---|---|

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

LTSR Number:

GTE File: 2013

WITNESS, this 14th day of February, 2014

**William C. Seay**

BY: _____
**Jeffrey M. Grissim, Attorney-In-Fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 14th day of February, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **William C. Seay**, and acknowledged that he executed that same as the free act and deed of the said **William C. Seay**.

WITNESS my hand and official seal this the 14th day of February, 2014.

_____
Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15