THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040692**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this20th day of June, 2014. Notary Public My Commission Expires: 8/25/15

BILL GARRETT, Davidson County
Trans:T20140045333 DEEDWARR
Recvd: 06/26/14 08:22 2 pgs
Fees:13.00 Taxes:1165.50
20140626-0055827

BONNIE KRONBACH
Notary Public - North Carolina
Forsyth County
My Commission Expires August 25, 2015

WARRANTY DEED

Address New Owner: Dennis R. Gafvert 301 Demonbreun Street Unit 1306 Nashville TN 37201	Send Tax Bills To: ~~New Owner~~ Dennis Gafvert 1117 Westview Dr Napa, CA 94558	Tax Information: Tax Parcel ID No. 093060A18200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tripp Costas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis R. Gafvert, a married man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1306 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, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Tripp Costas by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, recorded on the 30th day of April, 2008 in Instrument No. 20080430-0043889, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Consolidation Plat of ENCORE, as recorded in Instrument No. 20060411-0041760.

Covenants, Conditions and Restrictions of Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.

Charter of Encore Master Condominium Association, Inc. recorded at Instrument No. 20080225-0018424 and Charter of Encore Residential Condominium Association, Inc. recorded at Instrument No. 20080225-0018428.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE Condominium of record in Instrument No. 20080225-0018425

and Instrument Nos. 20080225-0018429, 20111104-0086473 and 20111215-0097929; also subject to easements, rights and interests 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.

Stormwater Quality Agreement recorded at Instrument No. 20060406-0039472.

Notice of Commencement recorded at Instrument No. 20060613-0070413.

Attorney's Certificate recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.

Rights of the public in streets and highways adjoining the property, if any.

Land Use Restrictions recorded at Instrument No. 20091214-0113967.

Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23,.2004.

Matters shown on survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.

All matters shown on the plat of survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer and Cannon, Inc. dated May 26, 2006, File No. 31669.03.

Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).

Easement Agreement recorded at Instrument No. 20120906-0080965.

Restrictions as contained in Instrument No. 20080307-0023326.

This is improved property located at 301 Demonbreun Street Unit 1306 Nashville TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of June, 2014.

Tripp Costas

STATE OF NC)
COUNTY OF FORSYTH)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tripp Costas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of June, 2014.

Bonnie Kronbach
Notary Public

My Commission Expires: 8-25-2015

BONNIE KRONBACH
Notary Public - North Carolina
Forsyth County
My Commission Expires August 25, 2015