Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0718

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2014

Notary Public
Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140056079 DEEDWARR
Recvd: 08/01/14 11:59 2 pgs
Fees:13.00 Taxes:954.60

20140801-0068979

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adrian Fuller 301 Demonbreun Street Unit 402 Nashville, TN 37201	Lending Solutions, Inc. DBA LSI Mortgage Plus 6470 East Johns Crossing; #220 Duluth, GA 30097	093-06-0A-027.00 (CO)

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,

Luis Edwardo Gonzalez, III, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adrian Fuller, married

HEREINAFTER CALLED THE GRANTEES, 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. 402 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, amended in Instrument Numbers 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 to Luis Edwardo Gonzalez, III, unmarried, by Warranty Deed from Edward Thornhill, unmarried, dated 11/26/13 and recorded 12/2/13 in Instrument Number 20131202-0122351; and the same property previously conveyed to Edward Thornhill, unmarried, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 3/3/08 and recorded 3/4/08 in Instrument Number 20080304-0021593, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 301 Demonbreun Street Unit 402, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2014.

Luis Edwardo Gonzalez, III

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Luis Edwardo Gonzalez, III
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 at Brentwood, Tennessee this 30th day of July, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)