THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 484,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF AUGUST, 2014. Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sprenger + Lang, PLLC	NEW OWNER	
5344 41st Street NW		093-06-0A-090.00CO
Washington, DC 20015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rocky Top LTD., a Nevada limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sprenger + Lang, PLLC,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 816 of the Horizontal Property Regime of Encore, a Residential Condominium, a Condominium Development 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 No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Rocky Top LTD, a Nevada limited liability company registered in Tennessee as Rocky Top, LLC by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080626-0065786 Register's Office for Davidson County, Tennessee, dated June 23, 2008 and recorded on June 26, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Demonbreun Street, Unit 816, Nashville, TN 37201.**

BILL GARRETT, Davidson County
Trans:T20140060659 DEEDWARR
Recvd: 08/18/14 09:40 2 pgs
Fees:13.00 Taxes:1790.80
20140818-0074410

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, its successors and assigns forever; and we do covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 its hand this the 15th day of August, 2014.

Rocky Top LTD.

BY: _____, MANAGING MEMBER
Robert P. Gardner, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Robert P. Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **Rocky Top Ltd.,** the within named bargainor, a Nevada limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Managing Member.

Witness my hand and official seal this the 15th day of August, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016