File BOX 8

BILL GARRETT, Davidson County
Trans:T20140063097 DEEDWARR
Recvd: 08/26/14 10:07 2 pgs
Fees:13.00 Taxes:1480.00
20140826-0077626

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53255
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicole Schlechter Raymond Bluth 1230 McGrace Lane Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 093060A2800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jorge C. Riestra and Pauline K. Riestra, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Schlechter and Raymond Bluth, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, know as Unit No. 1804 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jorge C. Riestra, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Doc. No. 20091001-0091215, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20120404-0028800, said Register's Office, subject property was conveyed to Jorge C. Riestra and Pauline K. Riestra, husband and wife.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20080225-0018425 and Doc. No. 20080225-0018429, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 20080225-0018425, Doc. No. 20080225-0018429, Doc. No. 20111104-0086473, Doc. No. 20111215-0097929, Notice of Land Use Restrictions in Doc. No. 20091214-0113967, said Register's Office, Attorney's Certificate of record in Doc. No. 20080225-0018426, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 301 Demonbreun Street # 1804, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20 day of August, 2014.

Jorge C. Riestra

Pauline K. Riestra

State of TENNESSEE
County of DAVIDSON

On this 20 day of August, 2014 , before me the undersigned authority, personally appeared Jorge C. Riestra and Pauline K. Riestra , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Sworn and subscribed before me this the 21 day of August, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public