THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **415,000.00**. Affiant
BILL GARRETT, Davidson County Trans:T20140064886 DEEDWARR Recvd: 09/02/14 13:17 2 pgs Fees:13.00 Taxes:1535.50 20140902-0079747	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

SAMUEL E. ANDERSON — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon J. Elkins		
511 A North 17th Street	Same as new owner	083060I00200CO
Nashville, TN 37206		
(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, WE, **Martha A. Mancinelli and Enrique D. Scala**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon J. Elkins, an unmarried man**

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:

Land in Davidson County, Tennessee, being Unit "A" North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, of record in Instrument No. 20130903-0092539, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of North 17th Street Townhomes, a Horizontal Property Regime, with Limited Common Elements, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20131009-0105890, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael K. Hester by deed from Tommy Lee Russell and Mary Ann Malone, heirs of the Estate of James Benson Russell of record in Instrument No. 20120716-0062261 Register's Office for Davidson County, Tennessee, dated July 05, 2012 and recorded on July 16, 2012.

Being the same property conveyed to Luciano Scala, married by deed from Michael K. Hester, unmarried of record in Instrument No. 20130201-0010656 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 01, 2013.

Being a portion of the same property conveyed to Martha A. Mancinelli and Enrique D. Scala by deed from Luciano Scala of record in Instrument No. 20130327-0029830 Register's Office for Davidson County, Tennessee, dated March 26, 2013 and recorded on March 27, 2013.

Being a portion of the same property conveyed to Martha A. Mancinelli and Enrique D. Scala by deed from Martha A. Mancinelli and Enrique D. Scala of record in Instrument No. 20130510-0047617 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 10, 2013.

The subject property is not now, nor has ever been, the principal place of residence for the Grantors.

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 () UNIMPROVED

(X) IMPROVED property known as **511 A North 17th Street, Nashville, TN 37206.**

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 do 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 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 our hands this the 29th day of August, 2014.

Martha Mancinelli

ENRIQUE D SCALA BY ATTORNEY IN FACT.

Enrique D. Scala
By: Luciano Scala, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Mancinelli** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2014.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 10/18/16

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luciano Scala** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Enrique D. Scala**, as his Attorney in Fact, as the free act and deed of the within named **Enrique D. Scala**.

Witness my hand and official seal this the 29th day of August, 2014.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 10/18/16

Notary Public