WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073413 DEEDWARR
Recvd: 09/30/14 12:43 2 pgs
Fees:13.00 Taxes:1720.50
20140930-0090075

R-BP-14-301-1220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Bruce Rowland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bruce Rowland and Janet Rowland	**Mortgage Investors Group**	
(NAME)	(NAME)	
1158 August Drive	**8320 East Walker Springs Lane**	**093060A17500CO**
(ADDRESS)	(ADDRESS)	
Mayfield, KY 42066	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANTOINE A. AGASSI, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRUCE ROWLAND AND JANET ROWLAND, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1220 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, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Antoine A. Agassi, a married man by Warranty Deed from Jerry Channell, married and Nicole Channell, married, recorded on the 15th day of February, 2011 in Instrument No. 20110215-0013037, in the Register's Office of Davidson County, Tennessee.

Bonnie S. Agassi joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Charter recorded at Instrument No. 20080225-0018424 and Charter recorded at Instrument No. 20080225-0018428, said Register's Office.
- Master Deed establishing ENCORE, A RESIDENTIAL CONDOMINIUM of record in Instrument Nos. 20080225-0018425 and 20080225-0018429, said Register's Office.
- Stormwater Quality Agreement, recorded at Instrument No. 20060406-0039472, said Register's Office.
- Notice of Commencement, recorded at Instrument No. 20060613-0070413, said Register's Office.
- Attorney's Certificate, recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430, said Register's Office.
- Mortgagee Consent and Approval, recorded at Instrument Nos. 20080225-0018427 and 20080225-0018431, said Register's Office.
- 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 Sumner 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 Ordinances Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument Nos. 20060504-0051825, 20130903-0092714 and 20130903-0092716, Register's Office for Davidson County, Tennessee).
- Notice of Land Use Restrictions recorded at Instrument No. 20091214-0113967, said Register's Office.

- Plat of ENCORE, as recorded in Instrument No. 20060411-0041760, said Register's Office.
- Covenants, Conditions and Restrictions as recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477, said Register's Office.
- Articles of Incorporation of Encore I Development Company, LLC, recorded in Instrument No. 20060118-0006578, amended at Instrument No. 20060524-0060850, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **301 Demonbreun Street, Unit 1220, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF SEPTEMBER, 2014.

Antoine A. Agassi

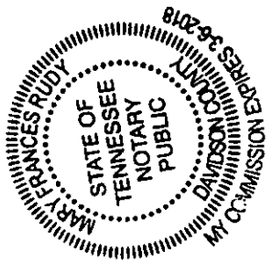
Bonnie S. Agassi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTOINE A. AGASSI, the within named bargainor, 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, this the 26th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

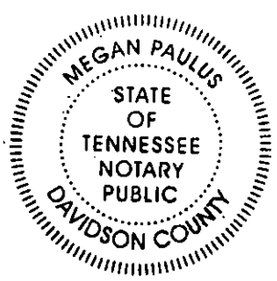


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE S. AGASSI, the within named bargainor, 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, this the 26th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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