WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095214 DEEDWARR
Recvd: 12/19/14 11:16 2 pgs
Fees:13.00 Taxes:999.00
20141219-0116340

G-VRES-14-301-1411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Laura A. Thrower	**Same as New Owner**	
(NAME) **301 Demonbreun Street #1411**	(NAME)	**93-6-A-207.00 CO**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS)	
(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 **RICHARD CLAYTON FOSTER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAURA A. THROWER, A SINGLE PERSON,** 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. 1411 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, amended at Instrument Nos. 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 Richard Clayton Foster, unmarried by Warranty Deed from Thomas C. McEwen, married, recorded on the 5th day of November, 2012 in Instrument No. 20121105-0101388, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Consolidation Plat of ENCORE, as recorded in Instrument No. 20060411-0041760.
- Covenants, Conditions and Restrictions of Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.
- Charter of Encore Master Condominium Association, Inc. recorded at Instrument No. 20080225-0018424 and Charter of Encore Residential Condominium Association, Inc. recorded at Instrument No. 20080225-0018428.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE Condominium of record in Instrument No. 20080225-0018425 and Instrument Nos. 20080225-0018429, 20111104-0086473 and 20111215-0097929; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Stormwater Quality Agreement recorded at Instrument No. 20060406-0039472.
- Notice of Commencement recorded at Instrument No. 20060613-0070413.
- Attorney's Certificate recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.
- Rights of the public in streets and highways adjoining the property, if any.
- Land Use Restrictions recorded at Instrument No. 20091214-0113967.
- Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).
- Easement Agreement recorded at Instrument No. 20120906-0080965.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun Street #1411, 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 17th DAY OF DECEMBER, 2014.

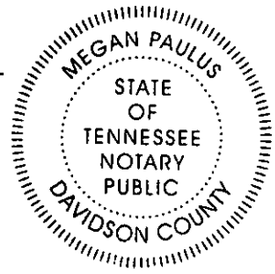
Richard Clayton Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD CLAYTON FOSTER, 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 17th of December, 2014.

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



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212