WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-VRES-15-301-1510

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)
Timothy Casey Dunn and Paula Tabaka Dunn	**Quicken Loans Inc.**	
(NAME)	(NAME)	
12153 Bayhill Drive	**1050 Woodward Avenue**	**093-06-0A-226.00-CO**
(ADDRESS)	(ADDRESS)	
Carmel, IN 46033	**Detroit, MI 48226**	
(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 **MICHAEL L. GREENWALD AND KIMBERLY R. GREENWALD, HUSBAND AND WIFE AND KASEY GREENWALD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY CASEY DUNN AND PAULA TABAKA DUNN, 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 located in Davidson County, Tennessee, being Unit No. 1510 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 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, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael L. Greenwald and wife, Kimberly R. Greenwald and Kasey Greenwald by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080922-0096290 Register's Office for Davidson County, Tennessee, dated September 15, 2008 and recorded on September 22, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
- Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150029947 DEEDWARR
Recvd: 04/21/15 09:59 2 pgs
Fees:13.00 Taxes:1794.50
20150421-0035362

- Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun Street, #1510, 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 APRIL, 2015.

Michael L. Greenwald

Kimberly R. Greenwald by Michael L. Greenwald as Attorney in Fact

Kasey Greenwald by Michael L. Greenwald as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. GREENWALD, 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 April, 2015.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. GREENWALD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KIMBERLY R. GREENWALD and KASEY GREENWALD, and who acknowledged he/she/they executed the same as the free act and deed of the said KIMBERLY R. GREENWALD and KASEY GREENWALD.

Witness my hand and official seal, this the 17th of April, 2015.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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