THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033425** BILL GARRETT, Davidson County Trans: T20150030084 DEEDWARR Recvd: 04/21/15 13:26 3 pgs Fees: 18.00 Taxes: 965.70 20150421-0035525	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $261,000.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2015. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Chirag Delwadia 301 Demonbreun Street Unit 1319 Nashville, TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093060A19500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradford Stephens and wife, January Stephens** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Chirag Delwadia**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1319 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 Bradford Stephens and wife, January Stephens by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, recorded on the 25th day of September, 2008 in Instrument No. 20080925-0097514, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 as set forth in 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.

Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.

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, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018425 and Instrument Nos. 20080225-0018429, 20111104-0086473 and 20111215-0097929.

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.

Mortgagee Consent and Approval recorded at Instrument Nos. 20080225-0018427 and 20080225-0018431.

Rights of the public in streets and highways adjoining the property, if any.
Land Use Restrictions recorded at Instrument No. 20091214-0113967.

Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

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 Summer 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 Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, 20130903-0092714 and 20130903-0092716, Register's Office for Davidson County, Tennessee).

This is improved property located at 301 Demonbreun Street Unit 1318 Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2015.

Bradford Stephens

January Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradford Stephens and January Stephens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018