THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **465,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2015. Notary Public MY COMMISSION EXPIRES: March 8, 2014 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas E. Dantona	NEW OWNER	
1102 Cedarview Lane		093-06-0A-212.00-CO
Franklin, TN 37067		
(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, **Ashok Bhagchand and wife, Hoori Bhagchand and Renu Dadlani and husband, Jagdish Dadlani,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas E. Dantona,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 1416 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 Ashok Bhagchand and wife, Hoori Bhagchand and Renu Dadlani and husband, Jagdish Dadlani by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080418-0039482 Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on April 18, 2008.

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 IMPROVED property known as **301 Demonbreun Street # 1416, Nashville, TN 37201.**

BILL GARRETT, Davidson County
Trans:T20150033335 DEEDWARR
Recvd: 05/01/15 11:49 2 pgs
Fees:13.00 Taxes:1720.50
20150501-0039386

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 30th day of April, 2015.

Ashok Bhagchand

Hoori Bhagchand

Renu Dadlani

Jagdish Dadlani

STATE OF TENNESSEE
COUNTY OF DAVID

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashok Bhagchand, Hoori Bhagchand, Renu Dadlani and Jagdish Dadlani,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE