Davidson County DEEDWARR
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Fees:23.00 Taxes:980.50
20150804-0076788

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 32513-06-2015	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me this 3rd day of August, 2015. Notary Public My Commission Expires: 18 January 2018

W. L. JENKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DYER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Kathryne Burks 301 Demonbreun Street #1112 Nashville, TN 37201	New Owner	Map and Parcel No.: 093 06 0 A 146 00CO

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, Aryn Subhawong, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mary Kathryne Burks, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street, Unit #1112, Nashville, TN 37201.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Rebecca W. Subhawong joins in the execution of this instrument for the purpose of conveying her marital interest in the subject property.

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 the 3rd day of August, 2015.

Aryn Subhawong

Rebecca W. Subhawong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aryn Subhawong and Rebecca W. Subhawong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public
My Commission Expires:

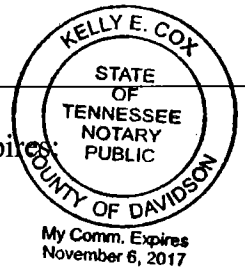


EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1112 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 No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473; and amended in Instrument No. 20111215-0097929, 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 Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Aryn Subhawong by deed dated March 27, 2009 from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20090330-0028256, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 093 06 0 A 146 00CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20060607-0067537 and Instrument No. 20091214-0113967, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Encore Master Condominium, of record in Instrument No. 20080225-0018425 as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
8. Storm Quality Control Agreement of record in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
9. Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983 as amended by Metropolitan Ordinance Nos. 087-1695, 091-1520, 097-754, of record in Book 10512, page 477, Register's Office for Davidson County, Tennessee and Ordinance Nos. 097-755 and BL 2005-875, of record in Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee.

True Copy Certification

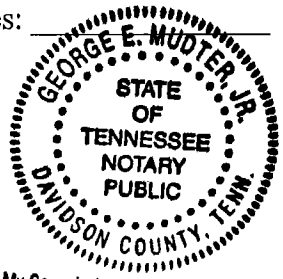
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016