WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089531 DEEDWARR
Recvd: 10/21/15 09:05 2 pgs
Fees:13.00 Taxes:1024.90
20151021-0106877

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$277,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2015.

Notary Public

My commission expires: 8.17.19

(AFFIX SEAL)

RENNA ANN WALTERS
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Erik Kaufmann	MIG	**Map 093-06-0-A, Parcel 267.00co**
1010 Mystic Streams Drive	8320 East Walker Springs	
Mt. Juliet, TN 37122	Knoxville TN 37923	

FOR AND IN 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, I,

Racalmuto Estates, LLC, an Illinois limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erik Kaufmann, unmarried and Wanda McCampbell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1711 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominiums, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429, said Register's Office; Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 2011104-0086473 and Instrument No. 20111215-0097929, said Register's Office.

Being the same property conveyed to Kenneth R. Lietz, Jr. and wife, Lillian Fortman and Michael J. Welch and wife, Sherri M. Welch and Yogesh Patel and Sanjay Nannapaneni and Kyle Fortman by Warranty Deed from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company, dated May 2, 2008, of record in Instrument No. 20080507-0047032, Register's Office for Davidson County, Tennessee. The property was further conveyed to Racalmuto Estates, LLC, an Illinois limited liability company by Quitclaim Deed from Kenneth R. Lietz, Jr. and wife, Lillian Fortman and Michael J. Welch and wife, Sherrie M. Welch and Yogesh Patel, Kyle Fortman and Sanjay Nannapaneni, dated November 24, 2008, of record in Instrument No. 20081215-0119879, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "C" to the Residential Master Deed, of record in Instrument No. 20080225-0018429, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee.
(3)Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428, said Register's Office.
(4) Attorneys Certificate of Encore, a Residential Condominium of record in Instrument No. 20080225-0018430, said Register's Office.
(5) All matters shown on the Consolidation Plat of Encore of record in Instrument No. 20060411-0041760, said Register's Office.
(6) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, amended in Book 7631, page 606, Book 10512, page 464, Book 10512, page 477 and in Instrument No. 20060504-0251825, said Register's Office.

(7) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, said Register's Office.
(8) Restrictions as set out in the Quitclaim Deed to Encore Phase I Development Company, LLC, of record in Instrument No. 20060607-0067537, said Register's Office.
(9) Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office.
(10) Subject to the Master Deed and By-Laws for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office.
(11) Charter of Encore Master Condominium Association of record in Instrument No. 20080225-0018424, said Register's Office.
(12) Attorney's Certificate of Encore, a Master Condominium of record in Instrument No. 20080225-0018426, said Register's Office.
(13) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, said Register's Office.
(14) Taxes for 2015 which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **301 Demonbreun Street #1711, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 14th day of October, 2015.

Racalmuto Estates, LLC, an Illinois limited liability company

By:_____
Kyle D. Fortman, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kyle D. Fortman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Member of **Racalmuto Estates, LLC,** the within named bargainor, an Illinois limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kyle D. Fortman**, as Member.

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **October, 2015.**

_____
Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017