BILL GARRETT, Davidson County
Trans:T20150091055 DEEDWARR
Recvd: 10/26/15 15:02 3 pgs
Fees:17.00 Taxes:0.00
20151026-0108775

This instrument was prepared by and when recorded, mail to:
DROBNY LAW OFFICES, INC.
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

Address of new owners:
Steven M. Fann, and
Debra J. Fann, Co-Trustees
950 Fairview Drive
Woodland, CA 95695

Send tax statements to new owners

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that STEVEN FANN and wife DEBRA FANN, Grantors, whose address is 950 Fairview Drive Woodland, CA 95695, for no consideration, SUBJECT TO the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto STEVEN M. FANN and DEBRA J. FANN as Co-Trustees of THE FANN FAMILY TRUST, dated April 24, 2007, Grantees, whose address is 950 Fairview Drive Woodland, CA 95695 the real estate (the "Premises") described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1214 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 STEVEN FANN and wife DEBRA FANN by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record as Instrument No. 20080403-0033681, Register's Office for Davidson County, Tennessee, dated April 3, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes, if any, which have been prorated and assumed by Grantor; (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, Unit 1214, Nashville, TN 37201**.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever. And, SUBJECT TO the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 9 day of October, 2015.

GRANTOR:

STEVEN FANN

DEBRA FANN

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)ss.
COUNTY OF ~~YOLO~~ Sacramento)

On October 9, 2015, 2015, before me,

Jan Earls, a notary public, personally appeared STEVEN FANN and DEBRA FANN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jan Earls
(Notary Signature)

NOTARY SEAL

JAN EARLS
Commission # 2059332
Notary Public - California
Sacramento County
My Comm. Expires Mar 15, 2018

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Debra Faw
Affiant

Subscribed and sworn before me, this 9th day of October, 2015.

Jan Earls
Notary

JAN EARLS
Commission # 2059332
Notary Public - California
Sacramento County
My Comm. Expires Mar 15, 2018