WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013586 DEEDWARR
Recvd: 02/18/16 14:38 2 pgs
Fees:13.00 Taxes:1405.63

20160218-0015585

G-P-16-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert A. Gunter and Judy L. Gunter	new owner	
(NAME)	(NAME)	**093-06-0A-311.00-CO**
301 Demonbreun St #1915		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201-2250		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EDGAR W. DAVENPORT AND WIFE, BARBARA J. DAVENPORT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. GUNTER AND JUDY L. GUNTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1915 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 Edgar W. Davenport and wife, Barbara J. Davenport by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080529-0054595 Register's Office for Davidson County, Tennessee, dated May 27, 2008 and recorded on May 29, 2008.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and amended in Instrument No. 20151203-0122000, the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
- Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, said Register's Office, and as set out in the following ordinances of the Metropolitan council; 80-133, 86-1131, 87-1695, 91-1520, 97-754 (also recorded in Book 10512, Page 477, said Register's Office), 97-755 and BL 2005-875 (Also recorded in Instrument No. 20060504-0051825, said Register's Office).
- Restrictions as set out in the Quitclaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- All Matter shown on the Plat of Survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer & Cannon, Inc., dated May 26, 2006, File No. 31669.03.
- Charter of Encore Homeowners Association of record in Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun St #1915, Nashville, Tennessee 37201-2250**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF FEBRUARY, 2016.

Edgar W. Davenport

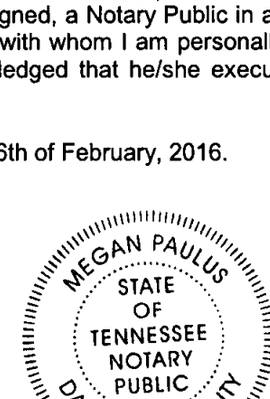
Barbara J. Davenport

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDGAR W. DAVENPORT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. DAVENPORT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212