BILL GARRETT, Davidson County WARRANTY DEED
Trans:T20160017801 DEEDWARR
Recvd: 03/03/16 15:58 2 pgs
Fees:13.00 Taxes:819.55
20160303-0020750

O-DL-16-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DAMA 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)
David P. Lamping	New Owner	
(NAME)	(NAME)	093-06-0A-041.00-CO
1129 Meadow Bridge Lane		
(ADDRESS)	(ADDRESS)	
Arrington, TN 37014		
(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 **GUITAR INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID P. LAMPING, A SINGLE MAN,** 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. 505 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, amended at Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Michael Hood, unmarried by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20080227-0019104 Register's Office for Davidson County, Tennessee, dated February 26, 2008 and recorded on February 27, 2008. (Value of consideration shown in aforementioned deed $145,450.00.).

Being the same property conveyed to Guitar Investments, LLC, a Florida Limited Liability Company by Warranty deed from Michael Hood, married of record in Instrument No. 20151023-0107960 Register's Office for Davidson County, Tennessee, dated October 19, 2015 and recorded on October 23, 2015. (Value of consideration shown in aforementioned deed $215,000.00.)

This conveyance is subject to:
- Taxes for the year 2016 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.
- Covenants, Conditions and Restrictions of Rutledge Hill Redevelopment Plan as set forth of record in Book 7631, Page 606, Book 10512, Page 464, in the Register's Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for DavidsonCounty, Tennessee.
- Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983 and Book 10512, Page 477, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in Quit Claim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement as set forth in of record in Instrument Number 20120906-0080965, in the Register's Office for Davidson County, Tennessee.

• Mortgage Consent and Approval of record in Instrument Number 20080225-0018427 and 20080225-0018431, in the Register's Office for DavidsonCounty, Tennessee.
• Terms arid conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.
• Matters shown on survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.
• All matters shown on the plat of survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Sumner and Cannon, Inc. dated May 26, 2006, File No. 31669.03.
• Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, 20130903-0092714 and 20130903-0092716, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20151023-0107960 in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun Street Unit 505 , Nashville, Tennessee 37201-2224**.

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 1st DAY OF MARCH, 2016.

Guitar Investments, LLC, a Florida Limited Liability Company

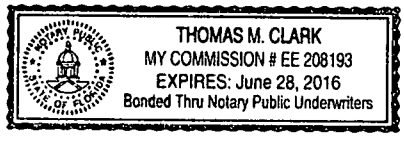
BY: _____
Daniel S. Goodrich
Member

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL S. GOODRICH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GUITAR INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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