Box 14
G-28269-4

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $285,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 28th day of March, 2016.<br>Notary Public<br>My commission expires: 11<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20160025479 DEEDWARR
Recvd: 03/30/16 09:22 2 pgs
Fees:13.00 Taxes:1054.50
20160330-0029801

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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 |
|---|---|---|
| CAM Properties, LLC | New Owner | Map 093-06-0-A Parcel 203.00co |
| 1272 Overton Circle | | |
| Gallatin, TN 37066 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Chandra Krishnasastry and Meera Chandrashekar, husband and wife**

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

**CAM Properties, LLC**

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. 1407 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 and First Amendment in Instrument No. 20151203-0122000, 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 and First Amendment in Instrument No. 20151203-0122000, said Register's Office.**

**Being the same property conveyed to Chandra Krishnasastry and Meera Chandrashekar, husband and wife by Deed from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company, dated April 22, 2008, of record in Instrument No. 20080424-0041866, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Meera Chandrashekar, pursuant to a Power of Attorney executed by same on the 25th day of March, 2016, of record in Instrument No. 20160330-0029800, 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 and First Amendment in Instrument No. 20151203-0122000, 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 2016 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.**

This is improved (_X__) Unimproved (____) property, known as **301 Demonbreun Street # 1407, 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 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 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 my/our hand(s) this **28th** day of **March, 2016.**

**Chandra Krishnasastry**
By Meera Chandrashekar
**Meera Chandrashekar By: Chandra Krishnasastry,**
**Attorney in Fact** Attorney in Fact

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Chandra Krishnasastry,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **March, 2016.**

**Notary Public**

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

**My Commission Expires:**_____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Chandra Krishnasastry**, 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 Attorney-in-Fact for **Meera Chandrashekar** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Meera Chandrashekar** for the purpose therein contained, by signing the name of **Meera Chandrashekar** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **March, 2016.**

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

My Commission expires: _____

Notary Public