(2) Return to: Bridgehouse Title

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047413**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,500.00. Coleen Newcomb Affiant Subscribed and sworn to before me, this 12th day of May, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20160042194 DEEDWARR
Recvd: 05/19/16 13:06 2 pgs
Fees: 13.00 Taxes: 1137.75
20160519-0050308

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

WARRANTY DEED

Address New Owner: Bridge View, LLC 521 5th Avenue S Nashville, TN 37203	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 093-06-0A-208.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack Glasgow, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridge View, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1412 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 reference is made for a more complete description.

Being the same property conveyed to Jack Glasgow, unmarried by Warranty deed from Todd Gustafson, an unmarried person of record in Instrument No. 20130808-0083309 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on August 08, 2013.

The execution of this instrument is effected by the signature of Nathan L. Powers as Attorney-in-fact forJack Glasgow, which Power of Attorney is recorded in Instrument No. 20160519-0050307

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Encore Residential Condominium attached as Exhibit "C" to Master Deed of record in Instrument No. 20080225-0018429, in the Register's Office for Davidson County, Tennessee.
Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.

Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, 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 Number 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee.

Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, in the Register's Office for Davidson County, Tennessee.

Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.

Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20120906-0080965, 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.

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.

This is improved property located at 301 Demonbreun Street #1412 Nashville TN 37201-2242

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2016.

Jack Glasgow by Nathan L. Powers as attorney-in-fact

Jack Glasgow by Nathan L. Powers as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Jack Glasgow of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018