THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047348** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2016. Notary Public My Commission Expires: 9-11-17

WARRANTY DEED

Address New Owner: Michael Creath 301 Demonbreun Street Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-0A-334.00 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, **Gregory Sirko, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Creath, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2018, on the Horizontal Property Regime for Encore, a Master Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018425 and Master Deed of record in Instrument No. 20080225-0018429, amended in Instrument No. 20111104-0086473, Instrument No. 20111215-0097929 and Instrument No. 20151203-0122000 , Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to GREGORY SIRKO, by deed from ENCORE PHASE I DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110124-0006425 , dated January 14, 2011 , said Register's Office.

Caroline J. Sirko joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 093-06-0A-334.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20060411-0041760, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160043940 DEEDWARR
Recvd: 05/25/16 10:36 2 pgs
Fees:13.00 Taxes:1331.63
20160525-0052507

Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425 and amended as Instrument No. 20111104-0086473, Instrument No. 20111215-0097929, Instrument No. 20151203-0122000, said Register's Office.

Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018429, said Register's Office.

Restrictive Covenants contained in deed of record in Instrument No. 20060607-0067537, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20060406-0039472, said Register's Office.

Certificates of record as Instrument No. 20080225-0018426 and 20080225-0018430, said Register's Office.

Notice of Land Use Restrictions of record as Instrument No. 20091214-0113967, said Register's Office.

Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office.

This is improved property located at 301 Demonbreun Street Nashville TN 37201

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 23rd day of May, 2016.

Gregory Sirko

Caroline J. Sirko by Gregory Sirko, Attorney in Fact
Caroline J. Sirko by Gregory Sirko, his 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, Gregory Sirko, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Caroline J. Sirko, of the maker or a 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 23rd day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018