THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119924**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2016. Notary Public My Commission Expires: 6/19/18

Emily Rosenbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20160113883 DEEDWARR
Recvd: 12/28/16 09:12 3 pgs
Fees:18.00 Taxes:1350.50
20161228-0136078

WARRANTY DEED

Address New Owner: Chadwick Wayne Stanfill 301 Demonbreun Street Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-0A-182.00 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, **Dennis R. Gafvert, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chadwick Wayne Stanfill**, ("Grantee"), 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. 1306, on the Horizontal Property Regime for Encore, a Residential Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, as amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, 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 DENNIS R. GAFVERT, by deed from TRIPP COSTAS, of record in Instrument No. 20140626-0055827, dated June 19, 2014, said Register's Office.

Patty Gafvert 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 2017 and subsequent years for Map-Par. 093-06-0A-182.00 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 as Instrument No. 20060411-0041760, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7084, page 983, Book 7631, page 606, Book 10512, page 464 and Book 10512, page 477, said Register's Office.

Restrictive Covenants contained in instrument of record as Instrument No. 20080225-0018425 and 20080225-0018429, said Register's Office.

Stormwater Quality Agreement of record as Instrument No. 20060406-0039472, said Register's Office.

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

Consent and Approval of record as Instrument No. 20080225-0018427 and 20080225-0018431, said Register's Office.

Rights of the public in streets and highways.

Rutledge Hill Redevelopment Plan of record as Instrument No. 20060504-0051825, said Register's Office.

Notice of Land Use Restrictions of record as Instrument No. 20091214-0113967, 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 21st day of December, 2016.

Dennis R. Gafvert

Patty Gafvert

STATE OF _____)
COUNTY OF _____)

See attached cert

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis R. Gafvert and Patty Gafvert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2016.

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Napa)

On 12/20/16 (Date) before me, W.C. Stefani, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Dennis Gafvert & Patricia Gafvert (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

W. C. STEFANI
Notary Public - California
Napa County
Commission # 2168985
My Comm. Expires Oct 22, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 12/20/16
Number of Pages: 2 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Dennis Gafvert	Signer's Name: Patricia Gafvert
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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