THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612495** BILL GARRETT, Davidson County Trans:T20170067290 DEEDWARR Recvd: 08/04/17 09:46 2 pgs Fees:13.00 Taxes:1942.50 20170804-0079735	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2017. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner: Jason B. Grider and Jonathan B. Grider 301 Demonbreun Street Unit 1016 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-06-0A-129.00 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, **Nelson Palacios, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason B. Grider and Jonathan B. Grider as joint tenants with right of survivorship**, ("Grantees"), their 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. 1016, on the Horizontal Property Regime for Encore, a Master Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018425 , amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929 and Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, 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 NELSON PALACIOS, by deed from ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080501-0044531, dated April 29, 2008, said Register's Office.

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-129.00 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.

Master Deed of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, and Attorney's Certificate of record in Instrument No. 20080225-0018426, said Register's Office.

Master Deed of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, and Attorney's Certificate of record in Instrument No. 20080225-0018430, said Register's Office.

Stormwater Quality Agreement of record as Instrument No. 20060406-0039472, 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.

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

This is improved property located at 301 Demonbreun Street Unit 1016 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 2nd day of August, 2017.

Nelson Palacios

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of August, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021