THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215033**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $579,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2018. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

Bill Garrett Davidson County
Batch# 76400 DEEDWARR
04/04/2018 03:38:02 PM 2 pgs
Fees: $13.00 Taxes: $2,142.30

20180404-0031798

WARRANTY DEED

Address New Owner: George S. Kinigopoulos and Janice D. Kinigopoulos 3028 Seneca Chief Trail Ellicott City, MS 21042	Send Tax Bills To: BB&T 111 Millport Circle Greenville, SC 29607	Tax Parcel ID No. 093060A10600CO

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, **Lewis P. Martin, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George S. Kinigopoulos and Janice D. Kinigopoulos, husband and wife**, ("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. 914 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 referenced is made for a more complete description.

Being the same property conveyed by Warranty Deed from Jeff Rasmussen, unmarried to Lewis P. Martin married, as recorded on the 29th day of November, in Instrument No. 20161129-0125041 and Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company to Jeff Rasmussen, as recorded on the 27th day of March, 2008 in Instrument No. 20080327-0030747, in the Register's Office of Davidson County, Tennessee.

*Said property was never primary marital residence of Grantor.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, as recorded in Instrument No. 20060411-0041760.

Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.

Charter of Encore Master Condominium Association, Inc. recorded at Instrument No. 20080225- 0018424 and Charter of Encore Residential Condominium Association, Inc. recorded at Instrument No. 20080225-0018428.

Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.

ENCORE, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0097929, 20080225-0018429 as amended at Instrument Nos. 20151203-0122000 and 20170324-0029048; also subject to easements, rights and interests 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 embracinghe regime and building thereon.

Stormwater Quality Agreement recorded at Instrument No. 200604060039472.

Notice of Commencement recorded at Instrument No. 200606130070413.

Attorney's Certificate recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.

Rights of the public in streets and highways adjoining the property, if any.

Land Use Restrictions recorded at Instrument No. 200912140113967.

Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

Matters shown on survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.

All matters shown on the plat of survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer and Cannon, Inc. dated May 26, 2006, File No. 31669.03.

Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).

This is improved property located at301 DEMONBREUN ST #914 Nashville TN 37201-2234

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 realestate 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 this28th day of March, 2018.

Lewis P. Martin

Susan Lynn Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis P. Martin and Susan Lynn Martin, 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, this28th day of March, 2018.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Notary Public