WARRANTY DEED

Bill Garrett
Batch# 128996
08/14/2018 03:47:04 PM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20180814-0080420

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

G-BR-18-301-803

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Iron Mountain Solutions, Inc.	New Owner	
(NAME)	(NAME)	
301 Demonbreun St. #803	7047 Old Madison Pike, Suite 350	**093-06-0A-077.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Huntsville, AL 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIERAN MORAN, MARRIED AND CHARLES MORAN, JR., MARRIED AND DAVID CAMPBELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRON MOUNTAIN SOLUTIONS, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 803 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in 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 to Kieran Moran, a married person and Charles Moran, Jr., a married person and David Campbell by Warranty Deed from Richard J. Brown, married of record in Instrument No. 20140507-0038941, Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on May 07, 2014.

The above referenced property was investment property for the Grantors and has never been the principal marital residence for any of the Grantors.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of 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.
- 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 20080225-0018425, 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.
- 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 Instrument No. 20151203-0122000, and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and amended in Instrument No. 2017324-0029048, Register's Office for Davidson County, Tennessee.
- Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in QuitClaim Deed of record in Instrument Number 20060607-0067537, in the

Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun St. #803, Nashville, Tennessee 37201**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th DAY OF AUGUST, 2018.

Kieran Moran by David Campbell as attorney in fact
Kieran Moran by David Campbell,
Attorney in Fact

Charles Moran, Jr. by David Campbell as attorney in fact
Charles Moran, Jr. by David Campbell,
Attorney in Fact

David Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KIERAN MORAN AND CHARLES MORAN, JR., and who acknowledged he executed the same as the free act and deed of the said KIERAN MORAN AND CHARLES MORAN, JR..

Witness my hand and official seal, this the 7th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212