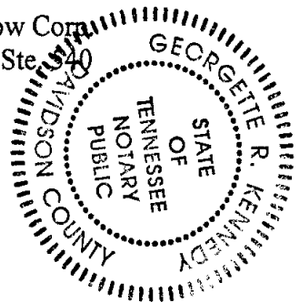
(2)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25729



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 214748 DEEDWARR
04/08/2019 08:50:15 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190408-0031424

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bogdan Vladimir. Bradu	Shelter Lending Services	MAP 093-06-0A-
301 Demonbreun Street - #1507	P. O. Box 740039	PARCEL 223.00-CO
Nashville, TN 37201	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin P. Keller and wife, Edith Stephanie Keller**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bogdan Vladimir Bradu, a married man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 1507 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 Kevin P. Keller and wife, Edith Stephanie Keller by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20090903-0082903 Register's Office for Davidson County, Tennessee, dated August 27, 2009 and recorded on September 03, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record as Instrument Number 20060411-0041760; (3) all matters shown on the Plan of Encore Residential Condominium attached as Exhibit "C" to Master Deed of record in Instrument No. 20080225-0018429; (4) 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 and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and 20181016-0102535;(5) the Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument Number 20080225-0018425, First Amendment in Instrument No. 20111104-0086473, Second Amendment in Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426; (6) 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; (7) Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537; (8) Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424; (9) Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428; (10) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967; (11) Easement Agreement of record in Instrument No. 20120906-0080965; (12) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472; (13) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (14)Subject to rights of others in and to the common areas and/or elements; (15) all applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Demonbreun Street - #1507, Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 5th day of April, 2019.

Kevin P. Keller

Edith Stephanie Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 5th day of April, 2019.

My Commission expires: 1-6-20

JAMES A. WALCHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edith Stephanie Keller** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of April, 2019.

My Commission expires: 1-6-20

JAMES A. WALCHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public