BILL GARRETT, Davidson County
Trans: T20130054200 DEEDWARR
Recvd: 06/26/13 12:02 2 pgs
Fees: 13.00 Taxes: 1172.53
20130626-0065710

WARRANTY DEED

ET-13-2971

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Waegelein	New Owner	
301 Demonbreun Street #709 (ADDRESS)	(NAME) (ADDRESS)	093060A06700CO
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we OLIVER SHALIBO, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT WAEGELEIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: unmarried CB

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 709 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended at Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Jennifer C. Staten to Oliver Shalibo as recorded on the 10th day of May, 2013 in Instrument No. 20130510-0047610, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS CONVEYANCE IS PARKING SPACE #50.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the Consolidation Plat of ENCORE, as recorded in Instrument No. 20060411-0041760; Covenants, Conditions and Restrictions of 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; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE Condominium of record in Instrument No. 20080225-0018425 and Instrument Nos. 20080225-0018429, 20111104-0086473 and 20111215-0097929; 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 embracing the regime and building thereon; Stormwater Quality Agreement recorded at Instrument No. 20060406-0039472; Notice of Commencement recorded at Instrument No. 20060613-0070413; 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. 20091214-0113967; 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; Easement Agreement recorded at Instrument No. 20120906-0080965, said Register's Office for Davidson County, Tennessee.

unImproved ( )

This is improved (X) property, known as 301 Demonbreun Street #709, Nashville, Tennessee 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 18th day of June, 2013.

Oliver Shalibo

Oliver Shalibo

AMIE JO GRAVITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Wilson

On this the 18th day of June, 2013, before me personally appeared Oliver Shalibo, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2013.

Amie Jo Gravitt

Notary Public

My Commission Expires: 10/26/16

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

Return to:
Foundation Title and Escrow, LLC.
2672 N Mt. Juliet Rd.
Mt Juliet, TN 37122