BILL GARRETT, Davidson County
Trans: T20140069893 DEEDWARR
Recvd: 09/18/14 10:35 2 pgs
Fees: 13.00 Taxes: 721.50
20140918-0085675

WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$193,000.00~~ ($195,000.00)

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11th day of September, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-11-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7086P LAMBERT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Susanah N. Lambert	New Owner	093060A03200CO
301 Demonbreun Street #407		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WALTER BAGWELL, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**SUSANAH LAMBERT AND MELISSA JONES, BOTH UNMARRIED,
AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 301 Demonbreun Street #407, 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(S), their heirs and/or 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/or 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 hand on the 11th day of September, 2014.

Walter Bagwell
Walter Bagwell

Elizabeth A. Bagwell
Elizabeth Bagwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WALTER BAGWELL AND ELIZABETH BAGWELL, the bargainor(s), 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 at Franklin, Tennessee, this 11th day of September, 2014.

Notary Public

My Commission Expires:

CHAD PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

14-7086P LAMBERT

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 407 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 reference is made for a more complete description.

Being the same property conveyed to Walter Bagwell* by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, recorded on the 30th day of March, 2010 in Instrument No. 20100330-0023657, in the Register's Office of Davidson County, Tennessee.

*Walter Bagwell, having since married Elizabeth Bagwell. She joins in this conveyance to convey any and all martial rights to said property.

This is Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, as recorded in Instrument No. 20060411-0041760, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477 (Rutledge Hill Redevelopment Plan), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation of Encore I Development Company, LLC, recorded in Instrument No. 20060118-0006578, amended at Instrument No. 20060524-0060850.f. Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.g. 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.

h. 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, A RESIDENTIAL CONDOMINIUM of record in Instrument Nos. 20080225-0018425, amended at Instrument No. 20111104-0086473, 20080225-0018429 and Instrument No. 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.

i. Stormwater Quality Agreement, recorded at Instrument No. 20060406-0039472.

j. Notice of Commencement, recorded at Instrument No. 20060613-0070413.

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

l. Mortgagee Consent and Approval, recorded at Instrument Nos. 20080225-0018427 and 20080225-0018431.

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

n. 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.

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

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

q. Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinances 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).

r. Notice of Land Use Restrictions recorded at Instrument No. 20091214-0113967.

s. Restrictions set out in Deed recorded at Instrument No. 20080313-0025251.