WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150094717 DEEDWARR
Recvd: 11/06/15 09:16 2 pgs
Fees: 13.00 Taxes: 1295.00
20151106-0113161

O-VRES-15-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Ryan Cene	**New Owner**	
(NAME)	(NAME)	**93-6-A-69.00 CO**
3770 Starr Centre Drive		
(ADDRESS)	(ADDRESS)	
Canfield, OH 44406		
(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, I/we **THE RUDY FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN CENE,** 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:

Land in Davidson County, Tennessee, being Unit 711 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, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed by Quitclaim Deed from Mary Frances Rudy to The Rudy Family Limited Partnership as recorded on the 30th day of December, 2009 in Instrument No. 20091230-0118574 and Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company to Mary Frances Rudy as recorded on the 21st day of April, 2008 in Instrument No. 20080421-0040481, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 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 Consolidation Plat of ENCORE, as recorded in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Rutledge Hill Redevelopment Plan as set forth in recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477 , Register's Office for Davidson County, Tennessee.
- 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, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018425 and ENCORE, A MASTER CONDOMINIUM recorded in Instrument No. 20080225-0018429, amended at Instrument No. 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.
- Notice of Land Use Restrictions recorded at Instrument No. 20091214-0113967.
- Easement Agreement recorded at Instrument No. 20120906-0080695.
- Rights of the public in streets and highways adjoining the property, if any.
- 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).
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun Street, Unit 711, Nashville, Tennessee 37219**.

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 30th DAY OF OCTOBER, 2015.

The Rudy Family Limited Partnership

BY: _____
Mary Frances Rudy
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Frances Rudy, signing for The Rudy Family Limited Partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the General Partner of The Rudy Family Limited Partnership, the within named bargainor, a partnership, and she as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of October, 2015.

_____
Notary Public

My Commission Expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-28-2018

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