WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007121 DEEDWARR
Recvd: 01/27/16 11:57 2 pgs
Fees:13.00 Taxes:2108.63
20160127-0007846

G-VRES-15-301-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00.

Kayla Jalor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/14/16
(AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Ty L. Hauter and Suzannah Hauter	Franklin Synergy Bank	
(NAME)	(NAME)	**093-06-0A-286.00-CO**
301 Demonbreun Street	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Franklin TN 37064	
(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 **MICHAEL L. MADDEN AND WIFE, MARY K. MADDEN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TY L. HAUTER AND SUZANNAH HAUTER, HUSBAND AND WIFE,** 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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1810 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 referenced is made for a more complete description.

Being the same property conveyed to Michael L. Madden and wife, Mary K. Madden by Warranty deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20091231-0118819 Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on December 31, 2009.

Parking Space #'s 394 and 396 and Storage Space #22 are assigned by the association.

This conveyance is subject to:
- Taxes for the year 2016 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 7084, Page 983, said Register's Office, and as set out in the following ordinances of the Metropolitan council; 80-133, 86-1131, 87-1695, 91-1520, 97-754 (also recorded in Book 10512, Page 477, said Register's Office), 97-755 and BL 2005-875 (Also recorded in Instrument No. 20060504-0051825, said Register's Office).
- All matters set forth in 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 the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, and Attorney's Certificate recorded in Instrument No. 20080225-0018426, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
- Restrictions as set out in the Quitclaim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of Encore Homeowners Association of record in Instrument Number 20080225- 0018424 and Instrument No. 20080225-0018428, in the Register's Office for DavidsonCounty, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Instrument Number 20120906-0080965, in the Register's Office for DavidsonCounty, 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 1810, 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 25th DAY OF JANUARY, 2016.

Michael L. Madden by John Gleaves,
Attorney in Fact

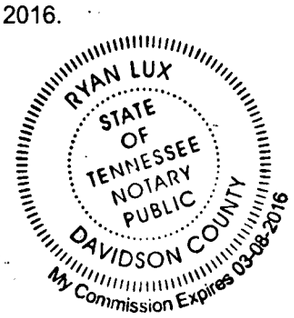
Mary K. Madden by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 MICHAEL L. MADDEN AND MARY K. MADDEN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL L. MADDEN AND MARY K. MADDEN.

Witness my hand and official seal, this the 25th of January, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212