234,900.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170039816 DEEDWARR
Recvd: 05/10/17 10:42 3 pgs
Fees:18.00 Taxes:869.13
20170510-0046335

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3207B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua L. Davis		093-06-0A-010.00-CO
301 Demonbreun Street #207		
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KAYCE LEONARD, UNMARRIED AND KEITH LEONARD, MARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA L. DAVIS, SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 207 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 Kayce Leonard and Keith Leonard by Warranty deed from Encore Phase 1 Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20111104-0086314 Register's Office for Davidson County, Tennessee, dated October 27, 2011 and recorded on November 04, 2011.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The said Grantee, its heirs, successors and assigns, takes title to the Property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect seven (7) years from **October 27, 2011:** The property must be owned by an individual or individuals whose household earnings at the time of individual enters into a binding purchase and sale agreement for the Property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD, and if rented, subject to written approval of MDHA, the Property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. The Property is subject to the Affordable Restrictions as provided in the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee.

Taxes for the year 2017, 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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, 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 No. 20080225-0018429 and amended in Instrument No. 20151203-0122000, the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in

Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, and Instrument No. 20170324-0029048, Register's Office for 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).

Restrictions as set out in the Quitclaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.

Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.

Charter of Encore Homeowners Association of record in Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.

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

Income restrictions set forth in Warranty Deed filed in Instrument Number 20111104-0086314, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 301 Demonbreun Street #207, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 5th day of May, 2017.

Kayce Leonard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KAYCE LEONARD, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of May, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Witness my hand on the 5th day of May, 2017.

Keith Leonard by my Kayce Leonard, attorney in fact

Keith Leonard, by Kayce Leonard, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kayce Leonard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Keith Leonard, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Keith Leonard, and is authorized by Keith Leonard, to execute this instrument on his behalf.

Witness my hand and official seal, this 5th day of May, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3207B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027