WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20170055793 DEEDWARR
Recvd: 06/29/17 14:02 2 pgs
Fees: 13.00 Taxes: 1054.50

20170629-0065617

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Matt Cura
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matt Cura	NEW OWNER	093-06-0-A-156.00 CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hollan N. Derryberry-Huezo and Joseph W. Derryberry, as Trustees of the Demonbreun 301 (1201) Trust under agreement dated December 27, 2010,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matt Cura, single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Davidson County, Tennessee, known as Unit No. 1201 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.

Also conveyed herewith is parking space 327.

Being the same property conveyed to Joseph W. Derryberry by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated August 14, 2008, of record in Instrument No. 20080819-0085104, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Hollan N. Derryberry-Huezo and Joseph W. Derryberry, as Trustees of the Demonbreun 301 (1201) Trust under agreement dated December 27, 2010, by Quitclaim Deed from Joseph W. Derryberry, unmarried, dated June 15, 2017, of record in Instrument No. 20170615-0060139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Instrument No. 20060411-0041760; Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium, of record in Instrument No. 20080225-0018425, Instrument No. 20080225-0018429, Instrument No. 20111104-0086473, Instrument No. 20111215-0097929, Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048; Easement agreement of record in Instrument No. 20120906-0080965; Stormwater Quality Agreement of record in Instrument No. 20060406-0039472; Attorney certificate to property establish Encore, a Master

Condominium of record in Instrument No. 20080225-0018426 and Instrument No. 20080225-0018430; Metro Development and Housing Agency Rutledge Hill Redevelopment Plan of record in Book 7084, page 983; Book 7631, page 606 and Book 10512, page 464; Charter of Condominium Association of record in Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428; By-Laws of record in Instrument No. 20080225-0018425 and Instrument No. 20080225-0018429; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1201, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 26th day of June, 2017.

Hollan N. Derryberry-Huezo, Trustee of the Demonbreun 301 (1201) Trust under agreement dated December 27, 2010

Joseph W. Derryberry, Trustee of the Demonbreun 301 (1201) Trust under agreement dated December 27, 2010

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hollan N. Derryberry-Huezo, Trustee of the Demonbreun 301 (1201) Trust under agreement dated December 27, 2010 and Joseph W. Derryberry, Trustee of the Demonbreun 301 (1201) Trust under agreement dated December 27, 2010, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of June, 2017.

Notary Public
My Commission Expires: _____

File No.: 25521

