# WARRANTY DEED

*This instrument prepared by*:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2775880

*Return to:*

BILL GARRETT, Davidson County
Trans:T20170064156 DEEDWARR
Recvd: 07/26/17 13:23 2 pgs
Fees:13.00 Taxes:1202.50

20170726-0075717

STATE OF Tennessee )
COUNTY OF Williamson )

The actual consideration or value for this transfer, whichever is greater, is $325,000.00.

Diedra P. Walker
Affiant

Subscribed and sworn to me, this the 24 day of July, 2017.

Larry N. Westbrook
Notary Public

My commission expires: 4/6/21

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

| Property Address: | Property owner: | Mail tax bills to: | Parcel ID: |
|---|---|---|---|
| 301 Demonbreun Street Unit 211<br>NASHVILLE, TN 37201 | Eric T. Small | Eric T. Small<br>301 Demonbreun St<br>Unit 211<br>Nashville, TN 37201 | 093-06-0-A-014.00-CO |

**THIS INDENTURE** is made effective the 6th day of January, 20 17, by **Travis E. Baukol, unmarried**, First Party, for the purpose of conveying the premises described herein to Eric T. Small, a married man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

## I. WARRANTY DEED

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Travis E. Baukol, unmarried by Warranty Deed of record as Instrument No. 20140331-0026174, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and subdivision and/or condominium declarations, covenants, restrictions, and easements of record, including, without limitation, Master Deed and By-Laws of Encore, a Residential Condominium, of record as Instrument No. 20080225-0018429, Instrument No. 20080225-0018425,

Instrument No. 20111104-0086473, Instrument No. 20111215-0097929, and as Instrument No. 20151203-0122000; Attorney's Certificate of record as Instrument No. 20080225-0018426 and as Instrument No. 20080225-0018430; Charter of Encore Master Condominium Association, Inc. of record as Instrument No. 20080225-0018424; and Charter of Encore Residential Condominium Association, Inc. of record as Instrument No. 20080225-0018428, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WH*EREOF,*** *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Travis E. Baukol**

STATE OF Tennessee )
COUNTY OF Davidson )

**PERSONALLY APPEARED BEFORE ME,** the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Travis E. Baukol,** 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 SEAL AT OFFICE,** in Davidson County, this the 6 day of January, 2017

NOTARY PUBLIC

KAITLIN WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/6/17

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.