Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR09-17-301-1515

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712577

BILL GARRETT, Davidson County
Trans:T20170068309 DEEDWARR
Recvd: 08/08/17 09:51 2 pgs
Fees:13.00 Taxes:1276.50
20170808-0080963

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00

Affiant

Subscribed and sworn to before me, this4th day of August, 2017.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert E. Koski and April M. Wilson 301 Demonbreun St #1515 Nashville TN 37201-2243	New Owner	Tax Parcel ID No. 093060A23100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Apichai Charnpanichkarn, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Koski and April M. Wilson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1515 of Encore, 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 of record in Instrument Number 20080225-0018429, and master deed for encore, a Master Condominium of record in Instrument Number 20080225-0018425 as amended in Instrument Numbers 20111104-0086473, 20111215-0097929, 20151203-0122000 and 20170324-0029048, 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 Apichai Charnpanichkarn by Warranty Deed from Robert Deaton and wife, Susan P. Deaton, recorded on the 15th day of May, 2012 in Instrument No. 20120515-0042045, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 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 plat of ENCORE, as recorded in Instrument No. 20060411-0041760.

Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.

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.

Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.

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, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0097929, 20080225-0018429 as amended at Instrument Nos. 20151203-0122000 and 20170324-0029048; 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 regimen and building thereon.

Stormwater Quality Agreement recorded at Instrument No. 20060406-0039472.

Notice of Commencement recorded at Instrument No. 200606130070413.

Attorney's Certificate recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.

Rights of the public in streets and highways adjoining the property, if any.

Land Use Restrictions recorded at Instrument No. 200912140113967.

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).

This is improved property located at 301 Demonbreun St #1515 Nashville TN 37201-2243

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2017.

Apichai Charnpanichkarn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Apichai Charnpanichkarn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018