WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20170076690 DEEDWARR Recvd: 09/01/17 08:58 2 pgs Fees:13.00 Taxes:1147.00 20170901-0089896	The actual consideration or value, whichever is greater, for this transfer is $ 310,000.00 Jessica D. Puckett Affiant Subscribed and sworn to before me, this the 31st day of August, 2017. Anna Agee Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd M Scheriger **Justine M. Scheriger**	**OWNER**	093-06-0-A Parcel 254-00co
112 Ashland Point		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

1014138 Alberta, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd M. Scheriger and Justine M. Scheriger, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1618 as specified on the Plat shown in the Master Deed, on the Plan of Encore, a Residential Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Encore, a Residential Condominium, for placement of Units, as shown on Exhibit "C" to the Residential Master Deed of record under Instrument No. 20080225-0018429, said Register's Office; Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 2011104-0086473 and Instrument No. 20111215-0018424 said Register's Office.

BEING all of the same property conveyed to 1014138 Alberta, Inc. by Deed dated September 6, 2011 from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20110907-0069085, Register's Office for Davidson County, Tennessee. The said property was further sold to John R. Sherrod, III by Report of Sale dated October 11, 2016, from the Clerk and Master, of record in Instrument No. 20161219-0133035, Register's Office for Davidson County, Tennessee, and further vested in 1014138 Alberta, Inc. by Order from Chancery Court of record in Instrument No. 20170814-0083070, said Register's Office.

CONVEYANCE of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Residential Master Deed shown in Instrument No. 20080225-0018429, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, and as amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, said Register's Office. 3) Charter of Encore Residential Condominium Association, Inc. of record in Instrument No. 20080225-0018428, Register's Office for Davidson County, Tennessee. 4) Attorneys Certificate for Encore, a Residential Condominium, of record in Instrument No. 20080225-0018430, said Register's Office. 5) All matters shown on the Consolidation Plat of Encore of record in Instrument No. 20060411-0041760, said Register's Office. 6) Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, amended in Book 7631, Page 606, Book 10512, Page 464, Book 10512, Page 477 and in Instrument No. 20060504-0051825, said Register's Office. 7) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, said Register's Office. 8) Restrictions as set out in the Quitclaim Deed to Encore Phase I Development Company, LLC, of record in Instrument No. 20060607-0067537, said Register's Office. 9) Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office. 10) Subject to the Master Deed and By-Laws for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, said Register's Office. 11) Charter of Encore Master Condominium Association, Inc. of record in Instrument No. 20080225-0018424, said Register's Office. 12) Attorney's Certificate of Encore, a Master Condominium of record in Instrument No. 20080225-0018426, said Register's Office. 13) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **301 Demonbreun St. Unit 1618, 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 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 its hand by its duly authorized officer this 31 day of August, 2017.

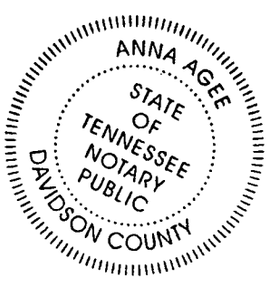
1014138 Alberta, Inc.

By: JTC, Auth Agent
John T. Cook, authorized agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **authorized agent** of **1014138 Alberta, Inc.**, within named bargainor, **a corporation**, and that he as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such authorized agent.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of August, 2017.



Anna Agee
Notary Public

My Commission Expires: 5-8-18