Bill Garrett Davidson County
Batch# 6249 **DEEDWARR**
10/02/2017 09:22:55 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171002-0100278

WARRANTY DEED

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-VRES-17-301-141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Alexis M. Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 3-8-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Leduc Robertson and Scott Thomas Robertson	New Owner	
(NAME)	(NAME)	**093-06-0A-207.00**
301 Demonbreun St #1411		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ERIC J. HUEMMER, JR. AND MICHELLE P. HUEMMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE LEDUC ROBERTSON AND SCOTT THOMAS ROBERTSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1411 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 Number 20080225-0018429, and Master Deed for Encore, a Master Condominium of record as 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 Eric J. Huemmer, Jr. and Michelle P. Huemmer, husband and wife by Warranty deed from Laura A. Thrower of record in Instrument No. 20160504-0043981 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 4, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983 and Book 10512, Page 477, Instrument Number 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in QuitClaim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded as Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded as Instrument No. 20111215-0097929 and Attorney's Certificate recorded as Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded as Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.
- Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun St #1411, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF SEPTEMBER, 2017.

Eric J. Huemmer, Jr.

Michelle P. Huemmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC J. HUEMMER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE P. HUEMMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212