WARRANTY DEED

Bill Garrett Davidson County
Batch# 12891 DEEDWARR
10/12/2017 01:52:40 PM 2 pgs
Fees: $13.00 Taxes: $1,353.09

20171012-0104763

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,750.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of **October**, 2017.

Notary Public

My commission expires: 7-8-2019
(AFFIX SEAL)

CAROLYN S. PRIEST
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
Mark R. Bradley **Kym S. Bradley**	new owner	**Map 093-06-0-A-333.00.co**
301 Demonbreun Street Unit # 2017		
Nashville, TN 37201		

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,

Hyde S. Harper, Jr., Trustee and Christine B. Harper, Trustee of the Harper Family Revocable Living Trust

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

Mark R. Bradley and Kym S. Bradley, married

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2017 of Encore, a Residential 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. 20080225-0018429,and as amended in Instrument No. 20151203-0122000, and in Instrument No. 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING all of the same property conveyed to Hyde S. Harper, Jr. Trustee and Christine B. Harper, Trustee of the Harper Family Revocable Living Trust, by Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record in Instrument No.20080521-0052219, Register's Office for Davidson County, Tennessee. The said Christine B. Harper died on September 17, 2012, in Williamson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibit "C" to the Residential Master Deed, of record in Instrument No. 20080225-0018429, said Register's Office for Davidson County, Tennessee;

2) Master Deed and By-Laws of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, First Amendment in Instrument No. 20151203-0122000, and Second Amendment in Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee;

3) Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428, said Register's Office;

4) Attorneys Certificate of 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 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;

14) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **301 Demonbreun Street Unit #2017, Nashville, TN 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 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 my/our hand(s) this **6th** day of **October, 2017.**

Hyde S. Harper, Jr., Trustee and Christine B. Harper, Trustee of
The Harper Family Revocable Living Trust

By: H S Harper Jr
Hyde S. Harper Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Hyde S. Harper, Jr., Trustee and Christine B. Harper, Trustee of the Harper Family Revocable Living Trust**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **October, 2017.**

Corylyn S. Priest
Notary Public

My Commission Expires: 7-8-2019

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY