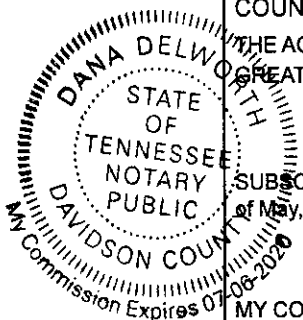
WARRANTY DEED

Bill Garrett Davidson County
Batch# 97156 **DEEDWARR**
05/25/2018 02:39:36 PM 2 pgs
Fees: $13.00 Taxes: $1,501.83

20180525-0050469



STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Miles	Taylor Miles	093-06-0-A-140.00CO
(NAME)	(NAME)	
301 Demonbreum Street, 1106	301 Demonbreum Street, 1106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	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 considerations, the receipt of which is hereby acknowledged, we, **Michael Phillips and Barbara Dianne Phillips, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Taylor Miles, unmarried**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the City of Nashville, Davidson County, Tennessee, known as Unit No. 1106, of the Horizontal Property Regime of ENCORE, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument Nos. 20151203-0122000 and 20170324-0029048 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended at Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Phillips and Barbara Dianne Phillips, husband and wife by Warranty Deed dated 03/04/2014 from Mildred Fabian, unmarried of record in Instrument 20140307-0019269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters as set forth per boundary plat of record in Instrument 200604110041760, Register's Office for Davidson County, Tennessee (2) Restrictions and Ordinances of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464, Book 10512, Page 477 and Instrument 200605040051825, Register's Office for Davidson County, Tennessee (3) Land Use Restrictions of record in Instrument 200912140113967, Register's Office for Davidson County, Tennessee (4) Master Deed of record in Instrument 200802250018425, as amended of record in Instrument 201111040086473 and Instrument 201112150097929, Register's Office for Davidson County, Tennessee (5) Master Deed of record in Instrument 200802250018429, as amended of record in Instrument 201512030122000 and Instrument 201703240029048, Register's Office for Davidson County, Tennessee (6) Attorney Certificates of record in Instrument 200802250018426 and Instrument 200802250018430, Register's Office for Davidson County, Tennessee (7) Stormwater Quality Agreement of record in Instrument 200604060039472, Register's Office for Davidson County,

Tennessee (8) Easement Agreement of record in Instrument 201209060080965, Register's Office for Davidson County, Tennessee (9) Charter of the Master Association of record in Instrument 200802250018424, Register's Office for Davidson County, Tennessee (10) Charter of the Residential Association of record in Instrument 200802250018428, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreum Street, 1106, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 21st day of May, 2021.

Michael Phillips

Barbara Dianne Phillips

State of Tennessee
County of Rutherford

Personally appeared before me Michael Phillips and Barbara Dianne Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of May, 2018.

Notary Public Megan Trussell
My Commission Expires: 11-20-2021

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MVRES18501 1106