Bill Garrett Davidson County
Batch# 99817 DEEDWARR
06/04/2018 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20180604-0052983

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

State of Tenn
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 9-30-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew James Schmidt	NEW OWNER	093 06 0A 308.00
(NAME)	(NAME)	
301 Demonbreun #1912		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sahm Cho, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew James Schmidt, an unmarried man,** 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 apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1912 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000 and 20170324-0029048; and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, amended in Instrument Numbers 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Sahm Cho, unmarried, by Warranty Deed from James Hogan and wife, Lena Watson Hogan, dated July 3, 2013 and recorded July 23, 2013, as Instrument No. 20130723-0076268, in the Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on Consolidation Plat of record in Instrument Number 20060411-0041760, said Register's Office.

Subject to Storm Water Quality Agreement of record in Instrument Number 20060406-0039472, said Register's Office.

Subject to all matters contained in Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000 and 20170324-0029048 and HOA Charter for same of record in Instrument Number 20080225-0018428; and Master Deed for Encore, a Master Condominium of record in Instrument Number 20080225-0018425; amended in Instrument Numbers

20111104-0086473 and 20111215-0097929; and HOA Charter for Encore, a Master Condominium of record in Instrument Number 20080225-0018424, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun St., Unit 1912, 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 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 my/our hands this 22nd day of May, 2018.

Sahm Cho

State of New York
County of New York

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

WITNESS my hand and seal this 22 day of May, 2018.

Notary Public
My Commission Expires: 10/24/2020

File No.: 20181750

JOEL R BOROFSKY
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01B06349590
MY COMMISSION EXPIRES 10/24/2020

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal