Bill Garrett Davidson County
Batch# 103293 DEEDWARR
06/12/2018 10:15:37 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20180612-0056224

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 2018.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G18-2229D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Todd Scheriger and Justine Scheriger, husband and wife (NAME)	New Owner [redacted] (NAME)	93-6-A-23 CO
301 Demonbreum Unit 309 (STREET ADDRESS)	112 Ashland Point (STREET ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Hendersonville TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joyce Ann LaRue, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd Scheriger and Justine 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:

A certain condominium apartment in the First Civil District of Davidson County, Tennessee, known as Unit No. 309 of the Horizontal Property Regime of ENCORE, A RESIDENTIAL CONDOMINIUM, pursuant to the Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-00188429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joyce Ann LaRue, a single person from Encore Phase I Development Company, LLC, a Tennessee limited liability company, by Deed dated March 24, 2008, as Instrument No. 20080327-0030762, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium and recorded in Instrument No. 20080225-0018425, Instrument No. 20080225-0018426, Instrument No. 20080225-0018429, Instrument No. 20080225-0018430, Instrument No. 20111104-0086473, Instrument No. 20111215-0097929, Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428, Register's Office for Davidson County, Tennessee.
4. Notice of Land Use Restrictions as recorded in Instrument No. 20091214-0113967, Register's Office for Davidson County, Tennessee.
5. Easement Agreement as recorded in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 301 Demonbreum Unit 309, 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, 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. Whenever 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 15th day of June, 2018.

Joyce Ann LaRue — June 15, 2018

Joyce Ann LaRue — Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 15th day of June, 2018.

My Commission Expires: 9/29/19

Notary Public

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066