WARRANTY DEED

Bill Garrett Davidson County
Batch# 132378 DEEDWARR
08/23/2018 03:28:15 PM 2 pgs
Fees: $13.00 Taxes: $1,940.65

20180823-0083792

G-BR-18-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Joseph Wyatt Owens and Cynthia Ruth Owens	**Joseph Wyatt Owens and Cynthia Ruth Owens**	
(NAME)	(NAME)	
301 Demonbreun St. #1220	**1235 Cherry Island Road**	**093-06-0A-175.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	**Buchanan, TN 38222**	
(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, **BRUCE ROWLAND AND JANET ROWLAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH WYATT OWENS AND CYNTHIA RUTH OWENS, HUSBAND AND WIFE,** 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 apartment in the First Civil District of Nashville, Davison County, Tennessee, known as Unit No. 1220 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Bruce Rowland and Janet Rowland, husband and wife by Warranty deed from Antoine A. Agassi, married of record in Instrument No. 20140930-0090075 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014. Assignment of Parking Space(s) recorded in Instrument No. 20140930-0090076.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- 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 7084, Page 983, Book 7804, Page 983, Book 7631, Page 606, Book 10512, Pages 464 and 477 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111215-0097929, Attorney's Certificate recorded in Instrument No. 20080225-0018426 and Instrument No. 20151203-0122000, 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 in Instrument No. 20080225-0018430, as amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048, 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.
- Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the 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.
- Easement Agreement of record in Instrument Number 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Notice of Commencement of record in Instrument Number 20060613-0070413, in the Register's Office for Davidson County, Tennessee.
- Mortgage Consent and Approval of record in Instrument Number 20080225-0018427 and Instrument No. 20080225-0018431, in the Register's Office for Davidson County, Tennessee.
- Matters shown on Survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.
- All Matters shown on the plat of Survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Sumner and Cannon, Inc. dated May 26, 2006, File No. 31669.03.
- Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan of the Council: 86-1131 as amended by Ordinances Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716, Register's Office for Davidson County, Tennessee).
- Articles of Incorporation of Encore I Development Company, LLC of record in Instrument Number 2006018-0006578, amended at Instrument No. 20060524-0060850, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20140930-0090075 in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun St. #1220, 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 22nd DAY OF AUGUST, 2018.

Bruce Rowland

Janet Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE ROWLAND, 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 22nd of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET ROWLAND, 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 22nd of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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