

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18100001

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF October, 2018.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner	Send Tax Bills To:	Tax Information:
Clifford T. Guthrie and Marilyn S. Guthrie, Husband and Wife 301 Demonbreun Street, Unit 507 Nashville, TN 37201	Same	093-06-0A-043.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jason N. Moss, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Clifford T. Guthrie and Marilyn S. Guthrie, Husband and Wife,** hereinafter called the **Grantee(s),** his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 507 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 Jason N. Moss, an unmarried man, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 03/27/2008 and recorded on 03/31/2008 in Instrument No. 20080331-0031580, Register's Office for Davidson County, Tennessee.

This is property generally located:
301 Demonbreun Street, Unit 507, Nashville, TN 37201

Karen Y Johnson Davidson County
Batch# 149776 **DEEDWARR**
10/08/2018 10:12:07 AM 3 pgs
Fees: $18.00 Taxes: $976.80

20181008-0099497

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Subject to all matters shown on the Plan of record in Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of Encore Residential Condominium attached as Exhibit to Master Deed of record in Instrument No. 20080225-0018429, Register's Office for Davidson County, Tennessee.
4. Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, and Attorney's Certificate of record in Instrument No. 20080225-0018426, said Register's Office.
5. Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, and Attorney's Certificate of record in Instrument No. 20080225-0018430, said Register's Office.
6. Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512,

Page 477, Book 10512, Page 646, and in Instrument No. 20060504-0051825, Regsiter's Office for Davidson County, Tennessee.

7. Restrictions set forth in Quitclaim Deed of record in Instrument No. 20060607-0067537, Register's Office for Davidson County, Tennessee.
8. Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, Register's Office for Davidson County, Tennessee.
9. Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
10. Easement Agreement of record in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
11. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jason N. Moss** has/have caused this instrument to be executed, this the 4th day of October, 2018.

Jason N. Moss

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jason N. Moss,** 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 within instrument for the purposes therein contained.

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This the 4 day of Oct, 2018.

My commission Expires: July 5, 2021

NOTARY PUBLIC