WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 171111 **DEEDWARR**
12/06/2018 10:44:35 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20181206-0118919

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9740SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Christopher W. Hamby and Sherri L. Hamby	New Owner	
301 Demonbreun St. Unit 1402		093 06 0A 198.00 CO
Nashville, TN 37201		

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 HEREBY ACKNOWLEDGE, WE,

JAMES W. SHRODE AND WIFE, MARY ANNE SHRODE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER W. HAMBY AND SHERRI L. HAMBY, 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 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. 1402 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 and Master Deed for Encore, a Master Condominium of record in Instrument # 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to James W. Shrode and wife, Mary Anne Shrode by Warranty Deed from David W. Vandenbergh and wife, Heather Vandenbergh, recorded on the 19th day of January, 2016 in Instrument No. 20160119-0005070, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, as recorded in Instrument No. 20060411-0041760 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Encore Master Condominium Association, Inc. recorded at Instrument No. 20080225- 0018424 and Charter of Encore Residential Condominium Association, Inc. recorded at Instrument No. 20080225-0018428.

6. Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.

7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, A RESIDENTIAL Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0097929, 20080225-0018429 as amended at Instrument Nos. 20151203-0122000 and 20170324-0029048; also subject to easements, rights and interests 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.

8. Stormwater Quality Agreement recorded at Instrument No. 20060406-0039472.

9. Notice of Commencement recorded at Instrument No. 20060613-0070413.

10. Attorney's Certificate recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.

11. Rights of the public in streets and highways adjoining the property, if any.

12. Land Use Restrictions recorded at Instrument No. 20091214-0113967.

13. Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

14. Matters shown on survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.

15. 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.

16. Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).

This is improved property known as 301 Demonbreun St. Unit 1402, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 4th day of December, 2018.

James W. Shrode

James W. Shrode

Mary Anne Shrode

Mary Anne Shrode

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, a Notary Public of said County and State, JAMES W. SHRODE AND MARY ANNE SHRODE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ft. Myers Beach, Florida, this 5th day of December, 2018.

KAREN E NICHOLS
State of Florida-Notary Public
Commission # GG 213012
My Commission Expires
June 12, 2022

Notary Public

My Commission Expires: June 12, 2022