WARRANTY DEED

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Scott	Charles Scott	093-06-0A-159.00 CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1204	301 Demonbreun Street, Unit 1204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 179449 **DEEDWARR**
01/02/2019 10:01:44 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20190102-0000140

FOR AND 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 ACKNOWLEDGED,, **Deborah W. Thompson, Trustee of the Deborah W. Thmpson Reovcable Living Trust Agreement,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Scott and Bernadette Scott,** 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 Nashville, Davidson County, Tennessee, known as Unit No. 1204 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 200802256-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Deborah W. Thompson, Trustee of the Deborah W. Thompson Revocable Living Trust Agreement, by Warranty Deed from Andrea N. Perkins, unmarried, dated April 22, 2016, of record in Instrument No. 20160425-0040108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat recorded in Instrument No. 20060411-0041760; Restrictions recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464, Book 10512, Page 477 and Instrument No. 20060504-0051825; Charter recorded at Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428; Articles of Incorporation recorded in Instrument Number 20060118-0006578, amended at Instrument No. 20060524-0060850; and Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965, all of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1204, 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 this 31st day of December, 2018.

Deborah W. Thompson, Trustee of the Deborah W. Thmpson Reovcable Living Trust Agreement

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Deborah W. Thompson, Trustee of the Deborah W. Thmpson Reovcable Living Trust Agreement, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of December, 2018.

Notary Public
My Commission Expires: 6/10/21

File No.: 28810

