THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118367

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2019.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Karen Johnson Davidson County
Batch# 191681 **DEEDWARR**
02/05/2019 09:05:02 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20190205-0010727

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dave Malone and Kimberly Malone 301 Demonbreun #1518 Nashville TN 37201	New Owner	Tax Parcel ID No. 093-06-0A-234.00CO

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 of which is hereby acknowledged, **Joseph Wyatt Owens and wife Cynthia Ruth Owens,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dave Malone and Kimberly Malone, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1518, HORIZONTAL PROPERTY REGIME OF ENCORE, a Residential Condominium Pursuant of Master Deed for Encore, a Residential Condominium, as shown of record in Instrument No. 20080225-0018429, Amended in Instrument Nos. 20151203-0122000; 20170324-0029048; 20181016-0102535; 20080225-0018425; 20111104-0086473 and 20111215-0097929 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from David M. Glenn and Caroline M. Glenn husband and wife to Joseph Wyatt Owens and wife, Cynthia Ruth Owens, as recorded on the 29th day of December, 2016 in Instrument No. 20161229-0137095 and Warranty Deed from William C. Smith, unmarried to David M. Glenn and Caroline M. Glenn, husband and wife, as recorded on the 11th day of March, 2015 in Instrument No. 20150311-0020735, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, as recorded in Instrument No. 20060411-0041760.

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, Book 10512, Page 477 and Instrument No. 20060504-0051825.

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.

Articles of Incorporation of Encore I Development Company, LLC of record in Instrument Number 20060118-0006578, amended at Instrument No. 20060524-0060850, in the Register's Office for Davidson County, Tennessee.

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

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

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

Mortgage Consent and Approval recorded at Instrument Number 20080225-0018427 and Instrument No. 20080225-0018431.

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

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

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

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.

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 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, Instrument No. 20130903-0092714, Instrument No. 20130903-0092716 Register's Office for Davidson County, Tennessee).

This is improved property located at 301 Demonbreun #1518 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2019.

Joseph Wyatt Owens

Cynthia Ruth Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Wyatt Owens and Cynthia Ruth Owens, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY