575,000.00

WARRANTY DEED

Karen Johnson Davidson County
Batch# 202840 DEEDWARR
03/06/2019 03:14:09 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20190306-0020686

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9822SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Paul Walters and Amy Lynn Dropp Walters	next owners	
301 Demonbreun St. Unit #1020		093060A13300CO
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,

TTBON, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

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

PAUL WALTERS AND AMY LYNN DROPP WALTERS, 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. 1020 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 as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed by Warranty Deed from Christopher G. Richmond and wife, Angela D. Richmond to TTBON, LLC, a Kentucky limited liability company, as recorded on the 16th day of May, 2018 in Instrument No. 20180516-0046860 and Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company to Christopher G. Richmond and wife, Angela D. Richmond, as recorded on the 14th day of May, 2008 in Instrument No. 20080514-0049595, in the Registers 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 .
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, Book 10512, Page 477 and Instrument No. 20060504-0051825.
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. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-19-1361-1020

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

8. 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; 20170324-0029048 and 20181016-0102535; 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.

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

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

11. Mortgage Consent and Approval of record in Instrument Number 20080225-0018427 and Instrument No. 20080225-0018431.

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

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

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

15. 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.

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

17. 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.

18. 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).

19. Restriction set for in Quitclaim Deed recorded at Instrument No. 20060607-0067537.

This is property known as 301 Demonbreun St. Unit #1020, 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 hand on the 4th day of March, 2019.

Ttbon, LLC

BY: _____

Trevor Bonnstetter, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Trevor Bonnstetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of TTBON, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that Trevor Bonnstetter, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of March, 2019.

_____

Notary Public

My Commission Expires: 2-12-23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY