WARRANTY DEED

Karen Johnson Davidson County
Batch# 207745 DEEDWARR
03/20/2019 08:59:47 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20190320-0025165

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH 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 # 19-9870SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian Woods and Lindsay Hudson Woods	new owners	
301 Demonbreun St, Unit #1802		093060A27800CO
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,

JOHN J. MALPASS AND LISA ANN MALPASS

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

BRIAN WOODS AND LINDSAY HUDSON WOODS, 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. 1802 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 to John J. Malpass and Lisa Ann Malpass, husband and wife by Warranty Deed from Carrie A. Small and Lewis F. Ohle, recorded on the 4th day of October, 2013 in Instrument No. 20131004-0104819, 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 .

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.

5. 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 Master Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0097929; 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.

6. 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. 20080225-0018429, as amended by instrument(s) of record in Instrument Nos. 20151203-0122000 and 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.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-9870SP-1802

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

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

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

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

12. 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.

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

14. Matters shown on the plat of survey of William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer and Cannon, Inc. dated May 26, 2006, File No. 31669.03.

15. Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance No. 87-1695, 91-1520, 97-754, 97-755 and BL2005-875 (recorded as Instrument No. 20060504-0051825), and Amendment No. 1 to Ordinance No. BL2013-377 (recorded as Instrument No. 20130903-0092714) and Ordinance No. BL2005-875 (recorded as Instrument No. 20130903-0092716).

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

This is improved property known as 301 Demonbreun St, Unit #1802, 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 18th day of March, 2019.

John J. Malpass

Lisa Ann Malpass

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOHN J. MALPASS AND LISA ANN MALPASS, 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 Franklin, Tennessee, this 18th day of March, 2019.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY