WARRANTY DEED

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9874SP

Karen Johnson Davidson County
Batch# 215388 DEEDWARR
04/09/2019 09:36:14 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190409-0032147

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffrey Pratt	New Owner	
301 Demonbreun St. Unit #502		093-06-0A-038.00CO
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,

TRENT SCHERIGER

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

JEFFREY PRATT, A SINGLE MAN

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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 502 of Encore, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing Encore, a Horizontal Property Regime, of record in Instrument Number 20080225-0018429 Amended in Instrument Nos. 20151203-0122000; 20170324-0029048; 20181016-0102535 and 20080225-0018425 Amended in Instrument Nos. 20111104-0086473; 20111215-0097929, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Trent Scheriger by Warranty Deed from Dayton Steven Lassiter, unmarried, recorded on the 29th day of June, 2016 in Instrument No. 20160629-0066542, 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, Book 10512, Page 477 and Instrument No. 20060504-0051825.**

5. **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.**

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, 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.**

8. Stormwater Quality Agree... ...nt No. 20060406-0039472.

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

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

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

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

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

14. 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.

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

16. 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.

17. 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 known as 301 Demonbreun St. Unit #502, 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 my hand on the 1st day of April, 2019.

Trent Scheriger

Trent Scheriger

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TRENT SCHERIGER, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2019.

Notary Public

My Commission Expires: 2-12-23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY