WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever greater, is $ 320,000.00 Affiant Subscribed and sworn to me, this the 10th day of May, 2019. Notary Public My commission expires:
This instrument prepared by: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3019987 ***Return to:*** Steltemeier & Westbrook, PLLC 3326 Aspen Grove Drive, #604 Franklin, TN 37067	
Property Address: 301 Demonbreun Street, Unit 1117 NASHVILLE, TN 37201	**Parcel ID:** 093-06-0A-151.00-CO
Property owner: Gregg and Kimberly Tvrdovsky 125 Maywood Avenue Rochester, MI 48307	**Mail tax bills to:** New Owner

Karen Johnson Davidson County
Batch# 230733 DEEDWARI
05/16/2019 10:23:34 AM 2 pg
Fees: $13.00 Taxes: $1,184.00

20190516-0046240

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

THIS INDENTURE is made effective the 10th day of May, 2019, by **Joshua A. Sussen, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Gregg Tvrdovsky and Kimberly Tvrdovsky, * , Second Parties. *husband and wife
Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1117 of Encore, a Residential Condominium, a Condominium Development established pursuanz 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048 and 20181016-0102535; said Unit being depicted on Exhibit "C" to said Master Deed and the Master Deed establishing Encore, a Master Condominium of record in Instrument Number 20080226-0018425, as amended in Instrument Numbers 20111104-0086473, and 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; together with a percentage interest in the common elements as set forth in said Master Deed. (Assigned Parking Space No. 20 for Unit 117.)

Being the same property conveyed to Joshua A. Sussen, an unmarried man by Warranty Deed from Richard Swick and wife, Cherie Swick of record in Instrument No. 20170629-0065487 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 29, 2017.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all m conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048 and 20181016-0102535; said Unit being depicted on Exhibit "C" to said Master Deed and the Master Deed establishing Encore, a Master Condominium of record in Instrument Number 20080226-0018425, as amended in Instrument Numbers 20111104-0086473, and 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426; Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428; Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424; Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760; Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825; Restrictions set forth in Quit Claim Deed of record in Instrument Number 20060607-0067537; Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967; Stormwater Quality Agreement of record in Instrument Number 20060406-0039472; Easement Agreement of record in Instrument Number 20120906-0080965; Income restrictions set forth in Warranty Deed filed of record in Instrument Number 20080409-0035941, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Joshua Sussen

Joshua A. Sussen

STATE OF Tennessee)
COUNTY OF Nashville)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Joshua A. Sussen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 28 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 11-8-2022

LUZ M TAVERAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.