WARRANTY DEED

Karen Johnson Davidson County
Batch# 262207 DEEDWARR
07/25/2019 11:33:54 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20190725-0073190

O-BR-19-301-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake Saltaformaggio and Veronica E. Filos	**Blake Saltaformaggio and Veronica Filos**	
(NAME) **9521 Edenbrook Court**	(NAME) **9521 Edenbrook Court**	**093-06-0A-065.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD W. HAYES AND WIFE, CYNTHIA WELLINGS HAYES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAKE SALTAFORMAGGIO AND VERONICA E. FILOS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 707 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 in 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 Ronald W. Hayes and wife, Cynthia Wellings Hayes by Warranty deed from Shakthi Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20150226-0016596 Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on February 26, 2015.

This conveyance is subject to:
• Taxes for the year 2019, a lien not yet due and payable.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all 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, Register's Office for Davidson County, Tennessee.
• Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
• Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
• 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, in the Register's Office for Davidson County, Tennessee.
• Restrictions set forth in QuitClaim Deed of record in Instrument Number 20060607-0067537, in the

Register's Office for Davidson County, Tennessee.
• Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
• Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun St. #707, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF JULY, 2019.

Ronald W. Hayes by Jacqueline Hayes, Attorney In Fact
Ronald W. Hayes by Jacqueline Hayes, Attorney In Fact

Cynthia W. Hayes by Jacqueline Hayes, Attorney In Fact
Cynthia Wellings Hayes by Jacqueline Hayes, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline Hayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD W. HAYES AND CYNTHIA WELLINGS HAYES, and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD W. HAYES AND CYNTHIA WELLINGS HAYES.

Witness my hand and official seal, this the 22nd of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212