Karen Johnson Davidson County
Batch# 304266 DEEDWARR
10/22/2019 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,775.63
20191022-0108373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $479,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21st DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1385KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffery V Kent and Geralyn M Kent	New Owner	093 06 0A 177.00
301 Demonbreun St Unit 1301		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALEX ELLIOTT AND WIFE, MARY ELLIOTT

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

JEFFERY V KENT AND GERALYN M KENT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 301 Demonbreun St Unit 1301, 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 GRANTEE(S), their heirs and/or 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/or 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 21st day of October, 2019.

Alex Elliott

Mary Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ALEX ELLIOTT AND MARY ELLIOTT, the bargainor(s), with whom I am personally acquainted (or proved to me 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 21st day of October, 2019.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-1385KH

EXHIBIT A - LEGAL DESCRIPTION

Unit 1301, ENCORE, A RESIDENTIAL CONDOMINIUM, as established under Master Deed of record in Instrument No. 20080225-0018429, as amended at Instrument No(s). 20151203-0122000 and 20170324-0029048, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alex Elliott and wife, Mary Elliott, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, of record at Instrument No. 20080415-0067537, in the Register's Office of Davidson County, Tennessee, dated April 11, 2008 and recorded on April 15, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 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 CONSOLIDATION PLAT OF ENCORE, as recorded in Instrument No. 20060411-0041760.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF COLE AND DUDLEY RESUBDIVISION, as recorded in Plat Book 161, Page(s) 7.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKMAN'S PLAN OF NASHVILLE, as recorded in Plat Book R, Page(s) 460.

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 MASTER CONDOMINIUMof record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument No(s). 20111104-0086473, 20111215-0097929, Attorney's Certificate at Instrument No. 20080225-0018426, and Mortgagee Consent and Approval in Instrument No. 20080225-0018427; 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. 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 CONDOMINIUMof record in Instrument No. 20080225-0018429, as amended by instrument(s) of record in Instrument No(s). 20151203-0122000, 20170324-0029048, 20181016-0102535, Attorney's Certificate in Instrument No. 20080225-0018430, and Mortgagee Consent and Approval in Instrument No. 20080225-0018431; 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 Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

9. Notice of Land Use Restrictions as set forth in instrument recorded in Instrument No. 20091214-0113967.

10. Easements recorded in Instrument No(s). 20120906-0080965 and 20120906-0080965.

11. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, as amended by Ordinance No. 097-755 of record in Book 10512, Page 464, Ordinance No. 097-754 of record in Book 10512, Page 477, Ordinance No. BL2005-875 of record at Instrument No. 20060504-0051825, Ordinance No. BL2013-377 of record at Instrument No. 20130903-0092714, and Ordinance No. BL2005-875 of record at Instrument No. 20130903-0092716.

12. Facade Guidelines for Market and Design Study for Broadway Capital Mall Redevelopment Plan and Rutledge Hill Redevelopment Plan recorded in Book 7631, Page 606.

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

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 Ordinances Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument Nos. 20060504-0051825 and 20060607-0067537, Register's Office for Davidson County, Tennessee).

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

