Karen Johnson Davidson County
Batch# 314294 DEEDWARR
11/12/2019 11:56:35 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20191112-0116425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1428KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher R.. Sonnier and Susan Warfield Sonnier	New Owner	093 06 0A 281.00
301 Demonbreun St Unit 1805		
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,

APICHAI CHARNPANICHKARN, UNMARRIED

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

SUSAN WARFIELD SONNIER AND CHRISTOPHER R.. SONNIER, WIFE AND HUSBAND

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 improved property known as 301 Demonbreun St Unit 1805, 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 My hand on the 8th day of November, 2019.

Apichai Charnpanichkarn by Benyarak Tangchewinsatien, Attorney in Fact

Apichai Charnpanichkarn by Benyarák Tangchewinsatien, Attorney in Fact

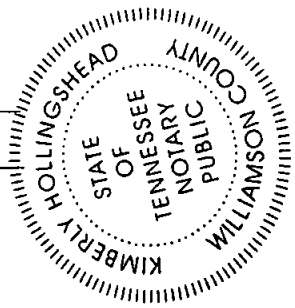
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 8th day of November, 2019, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Benyarak Tangchewinsatien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Apichai Charnpanichkarn for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Apichai Charnpanichkarn.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____

My Commission Expires: 2/12/23



file # 19-1428KH

19-1428KH

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1805 of ENCORE, A MASTER RESIDENTIAL CONDOMINIUM, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing ENCORE, A MASTER RESIDENTIAL CONDOMINIUM, a Horizontal Property Regime, of record in Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Apichai Charnpanichkarn by Warranty Deed from Linda Early, of record in Instrument Number. 20160608-0057621, in the Register's Office of Davidson County, Tennessee, dated June 07, 2016 and recorded on June 08, 2016.

This instrument is being executed in behalf of Apichai Charnpanichkarn pursuant to a power of attorney executed by the same on the 10/23/2019, and being filed for in Instrument # 20191112-0116424, Register's Office for Davidson County, Tennessee.

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 ENCORE, A MASTER RESIDENTIAL CONDOMINIUM, as recorded in Instrument No. 20060411-0041760.

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

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

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 Condominium of record in Instrument No. 20080225-0018425, as amended by Instrument No(s). 20111104-0086473 and 20111215-0097929, attorney's certificate in 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 Condominium of record in Instrument No. 20080225-0018429, as amended by Instrument No(s). 20151203-0122000, 20170324-0029048 and 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. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, as amended by fa