Karen Johnson Davidson County
Batch# 322425 DEEDWARR
12/02/2019 09:15:42 AM 2 pgs
Fees: $13.00 Taxes: $1,634.07

20191202-0123234

TY DEED

JAMES M. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

B-BR-19-301-1518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,640.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

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)
David A. Hurlburt		
(NAME)	(NAME)	**093-06-0A-234.00-CO**
301 Demonbreun St. #1518	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **DAVE MALONE AND KIMBERLY MALONE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. HURLBURT,** 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:

Land in Davidson County, Tennessee, being Unit 1518, Horizontal Property Regime of Encore, a Residential Condominium Pursuant of Master Deed for Encore, a Residential Condominium, as shown of record in Instrument No. 20080225- 0018429, Amended in Instrument Nos. 20151203-0122000; 20170324-0029048; 20181016-0102535; 20080225-0018425; 20111104-0086473 and 20111215-0097929 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dave Malone and Kimberly Malone, husband and wife by Warranty deed from Joseph Wyatt Owens and wife Cynthia Ruth Owens of record in Instrument No. 20190205-0010727 Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 05, 2019.

This conveyance is subject to:

- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument Number 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426 , Register's Office for Davidson County, Tennessee.
- 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 and Attorney's Certificate recorded in Instrument No. 20080225-0018430 and Amended in Instrument No. 20151203-0122000 Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 , Register's Office for Davidson County, Tennessee.
- Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477, Book 7631, Page 606, Book 10512, Page 464 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
- Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Book 10512, Page 477, 97-755 and BL 2005-875 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.

- Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Notice of Commencement (Private Project) of record as Instrument No. 20060613-0070413, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun St. #1518, 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 27th DAY OF NOVEMBER, 2019.

Dave Malone

Kimberly Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVE MALONE, the within named bargainor, 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 official seal, this the 27th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY MALONE, the within named bargainor, 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 official seal, this the 27th of November, 2019.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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