Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 191023333

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2019.

Notary Public State of Florida
Amber Marie Martin
My Commission GG 366067
Expires 08/14/2023

Notary Public
My Commission Expires: 8/14/2023

Karen Johnson Davidson County
Batch# 323091 DEEDWARR
12/02/2019 01:10:16 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20191202-0123683

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David M. Bing and Amy Rachelle Bing 301 Demonbreun St #1702 Nashville TN 37201	New Owner	Tax Parcel ID No. 093-06-0A-258.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wargo Companies, LLC., a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Matthew Bing and Amy Rachelle Bing, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1702 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 as Instrument No. 20080225-0018425, amended at Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Wargo Companies, LLC, A Delaware Limited Liability Company by Warranty deed from Emmit J. Martin, Unmarried of record in Instrument No. 20181022-0104413 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 22, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.

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 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.
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 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.

This is improved property located at 301 Demonbreun St #1702 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants that this instrument is effective as of the 26th day of November, 2019.

Wargo Companies, LLC

BY: _____
Kevin Wargo, Sole Member

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Wargo, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of Wargo Companies, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 25th day of November, 2019.

_____
Notary Public
My Commission Expires: 8/14/2023

Notary Public State of Florida
Amber Marie Martin
My Commission GG 366067
Expires 08/14/2023