WARRANTY DEED

Karen Johnson Davidson County
Batch# 353310 DEEDWARR
02/04/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20200204-0012950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1510KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelly E. Williams		093 06 0A 068.00
301 Demonbreun St., Unit 710	SAME	
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,

TREVOR BONNSTETTER

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

KELLY E. WILLIAMS, A SINGLE MAN

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 710, 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 31st day of January, 2020.

Trevor Bonnstetter

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, TREVOR BONNSTETTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 710 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473 and 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 Trevor Bonnstetter by Quitclaim Deed from TT BONN, LLC, a Kentucky limited liability company, dated January 31, 2020, and recorded on _____, in Instrument Number 202002040012949 Register's office for Davidson County, Tennessee, and also being the same property conveyed to TT Bonn, LLC, by Warranty Deed from Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006 of record in Instrument No. 20181101-0108125, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018; and also being the same property conveyed to Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006, by Warranty Deed from Carolyn S. Lipp of record in Instrument No. 20120725-0065481, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on July 25, 2012.

The herein described property is not now, nor has it ever been, the principal residence of the Grantor.

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 Plat Instrument No. 20060411-0041760 .

4. 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 Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0097929; Instrument No. 20080225-0018429, as amended at Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535; 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.

5. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.

6. Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.

7. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

8. Attorney's Certificates recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.

9. Land Use Restrictions recorded at Instrument No. 20091214-0113967.

10. Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL2005-875 (also recorded as Instrument No. 20060504-0051825, Instrument No. 20130903-0092714, Instrument No. 20130903-0092716 Register's Office for Davidson County, Tennessee).

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23