Karen Johnson Davidson County
Batch# 377881 DEEDWARR
03/26/2020 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,798.20
20200326-0033066

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $486,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MARCH, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES 2/12/23

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KIMBERLY D. SHEPHERD

THIS INSTRUMENT PREPARED BY
Jim R. Vandergool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1687KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexandra M. Rize	New Owner	093 06 0A 177.00
301 Demonbreun Street, 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,

JEFFERY V. KENT AND GERALYN M. KENT, HUSBAND AND WIFE

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

ALEXANDRA M. RIZE

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 Street, 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 24th day of March, 2020.

Jeffery V. Kent

Geralyn M. Kent

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, JEFFERY V. KENT AND GERALYN M. KENT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of March, 2020.

Notary Public_____

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

20-1687KH

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, 20170324-0029048 and 20181016-0102535, 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 Jeffery V. Kent and Geralyn M. Kent, husband and wife, by Warranty Deed from Alex Elliott and wife, Mary Elliott, of record in Instrument No. 20191022-0108373, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded October 22, 2019.

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.20080415-0038200, 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 Kirkman's Plan of Nashville, as recorded in Plat Book R, Page(s) 460.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat 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 Consolidation Plat of Encore, as recorded in Instrument No. 20060411-0041760.

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(s) of record in Instrument No(s). 20111104-0086473, 20111215-0097929, Attorney's Certificate in Instrument No. 20080225-0018426; 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(s) of record in Instrument No(s). 20151203-0122000, 20170324-0029048 and 20181016-0102535, Attorney's Certificate in Instrument No. 20080225-0018430; 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 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 in Instrument No. 20060504-0051825, Ordinance No. BL2013-377 of record in Instrument No. 20130903-0092714, and Ordinance No. BL2005-875 of record in Instrument No. 20130903-0092716.

9. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

10. Easement recorded in Instrument No. 20120906-0080965.

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

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).

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

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY