	Please send property taxes to	
STATE OF TENNESSEE	New Property Owners:	This Instrument Prepared By
	McConnell Vacations, LLC	Rodney B. Slusher, Attorney
DAVIDSON COUNTY	PO Box 2607	402 S. Pine Street
	Muscle Shoals, AL 35661	Florence, AL 35630

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars ($10.00), to the undersigned grantor, TY and ANNA McCONNELL, a married couple(herein referred to as grantor), in hand paid by McCONNELL VACATIONS, LLC, an Alabama Limited Liability Company, (herein referred to as grantee), the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto the said grantee, the following described real estate, situated in Davidson County, Tennessee, to-wit:

A certain condiminum apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1705 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 and Naster Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Milton L. Frazier and wife, Pamela M. Frazier by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee Limited Liability Company, recorded on the 10th day of July, 2008 in Instrument No. 20080710-0070865, in the Register's Office of Davidson County, Tennessee.

Map & Parcel: 093 06 0A 261.00
Source of Title: 20150402-0028747

This conveyance is subject to:

- County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Consolidation Plat of ENCORE, as recorded in Instrument No. 20060411-0041760, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions of Rutledge Hill Redevelopment Plan as set forth in recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477, but deleting any covenant, condition or restriction indicating a preference, limitation or discriminiation based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Encore Master Condominium Association, Inc. recorded at Instrument No. 20080225-0018424 and Charter of Encore Residential Condominium Association, Inc. recorded at Instrument No. 20080225-0018428.
- Easement Agreement as set forth in instrument recorded in Instrument No. 20120906-0080965.
- 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. 20080225-0018425 and Instrument Nos. 20080225-0018429, 20111104-0086473 and 20111215-0097929; 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.
- Stormwater Quality Agreement recorded at Instrument No. 20060406-0039472.
- Notice of Commencement recorded at Instrument No. 20060613-0070413.
- Attorney's Certificate recorded at Instrument Nos. 20080225-0018426 and 20080225-0018430.
- Mortgagee Consent and Approval recorded at Instrument Nos. 20080225-0018427 and 20080225-0018431.
- Rights of the public in streets and highways adjoining the property, if any.
- Land Use Restrictions recorded at Instrument No. 20091214-0113967.
- 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.
- Matters shown on survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.
- All matters shown on the plat of survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer and Cannon, Inc. dated May 26, 2006, File No. 31669.03.
- 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 BL 2005-875 (also recorded as Instrument No. 20060504-0051825, 20130903-0092714 and 20130903-0092716, Register's Office for Davidson County, Tennessee).

Karen Johnson Davidson County
Batch# 499277 DEEDWARR
10/20/2020 12:13:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201020-0122059

- Any and all existing easements and restrictions as shown of record not stated herein,

This is improved property know as: **301 Demonbreun Street, #1705, Nashville, Tennessee 37201.**

DESCRIPTION FURNISHED BY GRANTORS. PREPARER MAKES NO CLAIM AS TO THE CORRECTNESS OF TITLE.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And the said Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its heirs, executors, and administrators shall, warrant and defend the same to the said Grantee, it heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of October, 2020.

(SEAL)
Ty McConnell

(SEAL)
Anna McConnell

STATE OF ALABAMA
LAUDERDALE COUNTY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Ty and Anna McConnell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of October, 2020.

LAURA UPDIKE Notary Public ALABAMA STATE AT LARGE My Commission Expires 09-04-2024

Notary Public

STATE OF ALABAMA
LAUDERDALE COUNTY

The actual consideration or true value, whichever is greater for this transfer is $50.

Affiant

Subscribed and sworn before me, this 6 day of October, 2020.

LAURA UPDIKE Notary Public ALABAMA STATE AT LARGE My Commission Expires 09-04-2024

Notary Public