THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29474

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **464,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 520092 **DEEDWARR**
11/23/2020 11:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,718.65

20201123-0137277

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Elliott Smith, Trustee & Dana L. R. Smith, Trustee	owner	MAP 093-06-0A-1
301 Demonbreun St. #1204		PARCEL 59.00-CO
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles Scott and wife, Bernadette Scott**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Elliott Smith, Trustee, and Dana L. R. Smith, Trustee, The Trustees of The Michael Elliott Smith and Dana L. R. Smith Family Trust Dated June 12, 1998**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1204 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 Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and in Instrument No. 20181016-0102535, Registers Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charles Scott and Bernadette Scott, husband and wife by Warranty deed from Deborah W. Thompson, Trustee of the Deborah W. Thompson Revocable Living Trust Agreement of record in Instrument No. 20190102-0000140 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 02, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record as Instrument Number 20060411-0041760 and Instrument Number 20080225-0018429; (3) the Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium, of record in Instrument No.20080225-0018425, as amended in Instrument No. 20111104-0086473, Instrument No. 20111215-0097929 and Attorneys Certificate recorded in Instrument No. 20080225-0018426 and 20080225-0018429 and Attorneys Certificate recorded in Instrument No. 20080225-0018430 and amended in Instrument No.20151203-0122000 and Instrument No. 20170324-0029048 and 20181016-0102535,; (4) Chatter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424 and 20060225-0018428; (5) Terms and conditions of the Rutledge Hill Redevelopment Flan of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464, Book 10512, Page 477 and Instrument No. 20060504-0051825; (6) Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537; (7) Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967; (8) Stormwater Quality Agreement of record in Instrument No. 20060406-0039472; (9) Easement Agreement of record in Instrument No. 20120906-0080965; (10) Articles of Incorporation of record in Instrument Number 20060118-0006578 amended in Instrument Number 20060524-0060850; (11)Rights and easements of adjoining landowners in and to any party walls; (12) Subject to rights of others in and to the common areas and/or elements; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **301 Demonbreun St. #1204, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 20th day of November, 2020.

Charles Scott

Bernadette Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Scott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2020.

My Commission expires: 1-8-24

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bernadette Scott** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2020.

My Commission expires: 1-8-24

Notary Public

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