THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131727** Karen Johnson Davidson County Batch# 524744 **DEEDWARR** 12/04/2020 12:38:13 PM 2 pgs Fees: $13.00 Taxes: $980.50 20201204-0141204	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2020. Notary Public My Commission Expires: 12-19-20

WARRANTY DEED

Address New Owner: Gary Curtis Brison, Jr. and Kerri Joan Brison 301 Demonbreun Street #303 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 06 0A 017.00

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, **Blake Bratcher, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Curtis Brison, Jr. and Kerri Joan Brison, 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 located in Davidson County, Tennessee, being Unit No. 303 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 as amended at 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, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Blake Bratcher, an unmarried man, by Warranty Deed from Judson S. Aikens, unmarried, of record in Instrument No. 20150625-0061039, in the Register's Office of Davidson County, Tennessee, dated June 22, 2015 and recorded on June 25, 2015.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, as recorded in Plat Instrument No. 20060411-0041760.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKMAN'S PLAN PLAN OF LOTS IN NASHVILLE, as recorded in Plat Book R, Page(s) 460.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLE AND DUDLEY'S RESUBDIVISION, as recorded in Plat Book 161, Page(s) 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 Master Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument Nos. 20111104-0086473 and 20111215-0007929 and Attorney's Certificate in Instrument No. 20080225-0018426 and Mortgagee Consent and Approval in Instrument No. 20080225-0018427; 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.

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 Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Attorney's Certificate in Instrument No. 20080225-0018430 and Mortgagee Consent and Approval in Instrument No. 20080225-0018431; 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.

Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, as amended by Facade Guidelines in Book 7631, Page 606, Ordinance No. 097-755 in Book 10512, Page 464, Ordinance No. 097-754 in Book 10512, Page 477, Ordinance No. BL2005-875 at Instrument No. 20060504-0051825, and Ordinance No. BL2005-875 at Instrument No. 20130903-0092716.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20060607-0067537.

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

Easement recorded in Instrument No. 20120906-0080965.

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

This is improved property located at 301 Demonbreun Street #303 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 has executed this instrument on this 24th day of November, 2020.

Blake Bratcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blake Bratcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY