THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031361**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2020. Notary Public My Commission Expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 535755 DEEDWARR
12/16/2020 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20201216-0148491

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Connie T. Lay and Richard Lay, Jr. 301 Demonbreun Street, Unit 1908 Nashville TN 37201	~~New Owner~~ Ascend Federal Credit Union P.O. Box 1210 Tullahoma, TN 37388	Tax Parcel ID No. 093-06-0A-304.00 CO

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, **Mary Ellen Koran, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard L. Lay, Jr and Connie T. Lay, 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:

Land in Davidson County, Tennessee, being Unit No . 1908 , on the Horizontal Property Regime for Encore, a Residential Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018425 , amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929 and Master Deed for Encore, a Residential C ondominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARY ELLEN KORAN by deed from ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090625-0059150, dated June 23, 2009, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 093-06-0A-304.00 CO.

Matters shown on the Plan of record as Instrument No. 20060411-0041760, said Register's Office. Restrictive Covenants contained in instrument of record in Book 7084, page 983, Book 7631, page 606, Book 10512, page 464 and Book 10512, page 477, said Register's Office.

Master Deed of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, and Attorney's Certificate of record in Instrument No. 20080225-0018426, said Register's Office.

Master Deed of record in Instrument N o . 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, and Attorney's Certificate of record in Instrument No. 20080225-0018430. said Register's Office.

Stormwater Quality Agreement of record as Instrument No. 20060406-0039472, said Register's Office.

Consent and Approval of record as Instrument No. 20080225-0018426 and 20080225-0018430, said Register's Office.

Rights of the public in streets and highways.

Rutledge Hill Redevelopment Plan of record as Book 10512, page 464 and as Instrument No. 20060504-0051825, said Register's Office.

Notice of Land Use Restrictions of record as Instrument No. 20091214-0113967, said Register's Office.

Easement Agreement of record in Instrument No. 20120906-0080965, said Register's Office.

This is improved property located at 301 Demonbreun Street, Unit 1908 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 10th day of December, 2020.

Mary Ellen Koran
Mary Ellen Koran

STATE OF Colorado)
COUNTY OF Summit)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ellen Koran, 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 10th day of December, 2020.

Michael T Garvert
Notary Public

My Commission Expires: 7/16/2023

MICHAEL T GARVERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154009800
MY COMMISSION EXPIRES JULY 16, 2023

True Copy Certification

I, Yvette Meldrum, do hereby make 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 to law

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY