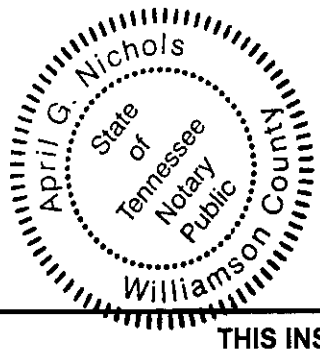
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,500.00

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Julia Alfrey	NEW OWNER	093-06-0-A-171.00-CO
(NAME)	(NAME)	
3377 Gulfshore Blvd N, #8A		
(ADDRESS)	(ADDRESS)	
Naples, FL 34103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 549836 **DEEDWARR**
01/08/2021 10:27:53 AM 2 pgs
Fees: $13.00 Taxes: $2,247.75

20210108-0003883

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, **Dawn L. Farris and Scott D. Farris, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Julia Alfrey** 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. 1216 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in 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 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Dawn L. Farris and Scott D. Farris by Warranty Deed from Juliet Depina, a single person and Cardine Hildt, a single person, dated January 5, 2015, of record in Instrument No. 20150109-0002652, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun St., Unit 1216, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20060411-0041760; Restrictions of record in Book 7084, page 983; Book 7631, page 606; Book 10512, page 464 and Book 10512, page 477; Charter of Encore Master Condominium Association, Inc., of record in Instrument No. 20080225-0018424 and Charter of Encore Residential Condominium Association, Inc., of record in Instrument No. 20080225-0018428; The premises herein insured is a condominium apartment established pursuant to all the provisions of the

Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Encore Condominiums, of record in Instrument No. 20080225-0018425; Instrument No. 20080225-0018429; Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929; Stormwater Quality Agreement of record in Instrument No. 20060406-0039472; Notice of Commencement of record in Instrument No. 20060613-0070413; Attorney's Certificate of record in Instrument No. 20080225-0018426 and Instrument No. 20080225-0018430; Land Use Restrictions of record in Instrument No. 20091214-0113967; 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); Easement Agreement of record in Instrument No. 20120906-0080965; all of record in the Register's Office for Davidson County, Tennessee.

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 24 day of December, 2020.

Dawn L. Farris

Scott D. Farris

State of Florida
County of Marion

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dawn L. Farris and Scott D. Farris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at The Villages, Florida, this 24 day of December, 2020.

Notary Public
My Commission Expires: November 16, 2023

GLENDA KALITZKI
MY COMMISSION # GG 931972
EXPIRES: November 16, 2023
Bonded Thru Notary Public Underwriters

File No.: 33405