WARRANTY DEED

Karen Johnson Davidson County
Batch# 578073 DEEDWARR
02/25/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210225-0023572

MJ-SB-VRES-21-301-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2021-585

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jason C. Morgan	**NEW OWNER**	
(NAME)	(NAME)	**093-06-0A-059.00-CO**
301 Demonbreun Street #701		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON HESTER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON C. MORGAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 701 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, as amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as 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 Aaron Hester, an unmarried man by Special Warranty Deed deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record in Instrument No. 20121121-0107409 Register's Office for Davidson County, Tennessee, dated November 08, 2012 and recorded on November 21, 2012.

This conveyance is subject to:
- Taxes for the year 2021.
- Plan of Encore Residential Condominium attached as Exhibit "C" to Master Deed of record in Instrument No. 20080225-0018429, in the Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Encore, a Master Condominium of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, as amended in Instrument No. 20151203-0122000, Instrument Number 20170324-0029048 and Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee.
- Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
- Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983, Book 10512, Page 477 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
- Restrictions set forth in Quitclaim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for Davidson County, Tennessee.

- Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Income restrictions set forth in Warranty Deed filed in Instrument Number 20111104-0086314, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Demonbreun Street #701, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16 DAY OF FEBRUARY, 2021.

Aaron Hester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of February, 2021.

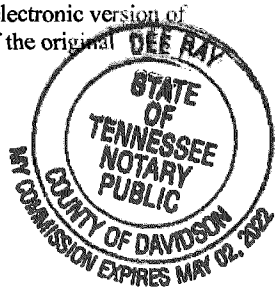
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public