Karen Johnson Davidson County
Batch# 581587 DEEDWARR
03/02/2021 01:12:50 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20210302-0026645

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File # 21071BR

FROM: RONALD D. EDWARDS, A SINGLE PERSON

TO: RONNIE SOLLEY AND WIFE, DANIELLE SOLLEY

WARRANTY DEED

For and in consideration of the sum of FIVE HUNDRED EIGHTY THOUSAND AND NO/100---($580,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, RONALD D. EDWARDS, have bargained and sold, and by these presents, do transfer and convey unto the said RONNIE SOLLEY AND WIFE, DANIELLE SOLLEY, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as **Unit No. 810 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, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

This conveyance is subject to: All restrictions of record; All Easements of record; All visible easements; All matters appearing on the plan of record; All applicable governmental and zoning regulations.

Subject to any and all matters as set out on recorded plats, including Easements, Right of Way's, set back lines, etc. of record in Instrument No. 20060411-0041760, Book R, Page 460 and Book 161, Page 7, Register's Office of Davidson County, Tennessee.

Subject to Master Deed for Encore, a Master Condominium, filed February 25, 2008, of record in Instrument No. 20080225-0018425, Register's Office of Davidson County, Tennessee.

Subject to Attorney Certificate, filed February 25, 2008, of record in Instrument No. 20080225-0018426, Register's Office of Davidson County, Tennessee.

Subject to Mortgage Consent and Approval, filed February 25, 2008, of record in Instrument No. 20080225-0018427, Register's Office of Davidson County, Tennessee.

Subject to First Amendment to the Master Deed for Encore, filed November 4, 2011, of record in Instrument No. 20111104-0086473, Register's Office of Davidson County, Tennessee.

Subject to Second Amendment to the Master Deed for Encore, filed December 15, 2011, of record in Instrument No. 20111215-0097929, Register's Office of Davidson County, Tennessee.

Subject to Master Deed for Encore, a Residential Condominium, filed February 25, 2008, of record in Instrument No. 20080225-0018429, Register's Office of Davidson County, Tennessee.

Subject to Attorney's Certificate, filed February 25, 2008, of record in Instrument No. 20080225-0018430, Register's Office of Davidson County, Tennessee.

Subject to Mortgage Consent and Approval, filed February 25, 2008, of record in Instrument No. 20080225-0018431, Register's Office of Davidson County, Tennessee.

Subject to First Amendment to Master Deed for Encore, Residential, filed December 3, 2015, of record in Instrument No. 20151203-0122000, Register's Office of Davidson County, Tennessee.

Subject to Second Amendment to Master Deed for Encore, Residential, filed March 4, 2017, of record in Instrument No. 20170324-0029048, Register's Office of Davidson County, Tennessee.

Subject to Third Amendment to Master Deed for Encore, Residential, filed October 15, 2018 of record in Instrument No. 20181016-0102535, Register's Office of Davidson County, Tennessee.

Subject to Easement Agreement dated June 28, 2012 of record in Instrument No. 20120906-0080965, Register's Office of Davidson County, Tennessee.

Subject to Charter Encore Master Condominium Association, Inc. of record in Instrument No. 20080225-0018424, Register's Office of Davidson County, Tennessee.

Subject to Charter Encore Master Condominium Association, Inc. of record in Instrument No. 20080225-0018428, Register's Office of Davidson County, Tennessee.

Subject to Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Register's Office of Davidson County, Tennessee.

Subject to Notice of Land Use Restrictions, filed December 14, 2009, of record in Instrument No. 20091214-0113967, Register's Office of Davidson County, Tennessee.

Subject to Façade Guidelines Market and Design Study for Broadway Capitol Mall Redevelopment Plan Rutledge Hill Redevelopment Plan of record in Book 7631, Page 606, Register's Office of Davidson County, Tennessee.

Subject to Ordinance of record in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504-0051825; Instrument No. 20130903-0092716, all in the Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Ronald E. Edwards and wife, Sarah F. Edwards by Warranty Deed from Encore Phase I Development Company, LLC, dated April 18, 2008 of record in Instrument No. 20080423-0041435, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed to Ronald E. Edwards and wife, Sarah F. Edwards and Ronald D. Edwards, a single person from Ronald E. Edwards and wife, Sarah F. Edwards dated August 12, 2013 of record in Instrument No. 20130815-0085915, Register's Office of Davidson County, Tennessee. The said Ronald E. Edwards having since died on June 7, 2019 and the said Sarah F. Edwards having since died on January 22, 2015, leaving Ronald D. Edwards as surviving tenant.

MAP 093 06 0A, PARCEL 084.00

PROPERTY ADDRESS: 301 DEMONBREUN STREET UNIT 810, 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 RONNIE SOLLEY AND WIFE, DANIELLE SOLLEY, their heirs and assigns forever. And I do covenant with the said RONNIE SOLLEY AND WIFE, DANIELLE SOLLEY, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to RONNIE SOLLEY AND WIFE, DANIELLE SOLLEY, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 2nd DAY OF February, 2021.

Ronald D. Edwards
RONALD D. EDWARDS

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 2nd day of February, 2021, before me personally appeared RONALD D. EDWARDS, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

KELLI KEMP
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Kelli Kemp
NOTARY PUBLIC
My Commission Expires: 11/01/2023

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 2nd day of February, 2021.

SEAL

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

NOTARY PUBLIC
My Commission Expires:

NEW OWNER(S): RONNIE SOLLEY AND WIFE, DANIELLE SOLLEY
ADDRESS: 2007 KATIE DR, DECATUR AL 35603

SEND TAX BILLS TO:
2007 KATIE DR
DECATUR, AL
35603

MAIL RECORDED DOCUMENT TO:
2007 KATIE DRIVE
DECATUR, AL
35603