WARRANTY DEED

Karen Johnson Davidson County
Batch# 582448 DEEDWARR
03/03/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,482.70
20210303-0027109

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $671,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 19TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1383

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Phillip R. Wade and Sherene Smith Wade	Same	093-06-0A-165.00
301 Demonbreun Street, Unit 1210		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RANDOLPH EVANS AND JOAN EVANS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PHILLIP R. WADE AND SHERENE SMITH WADE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium aprtment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1210 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 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Randolph Evans and Joan Evans, husband and wife by deed from Gary Hermann, married, dated December 13, 2018, recorded on 12/17/2018, in Instrument No. 20181217-0122538, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat of record in Instrument No. 20060411-0041760, said Register's office.

3. Master Deed of record in Instrument No. 20080225-0018429 and 20080225-001818425, said Register's Office.

4. Articles of Incorporation/Charter or record in Instrument No. 20080225-0018424 and 20080225-0018428, said Register's Office.

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

6. Storm Water Drainage Agreement of record in Instrument No. 20060406-0039472, said Register's Office.

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

8. Attorney's Certificate of record in Instrument No. 20080225-0018426 and 20080225-0018430, said Register's Office.

9. Amendments to 20080225-0018245 of record in Instrument No. 20111104-0086473 and 20111215-0097929, said Register's Office.

10. Amendments to 20080225-0018429 of record in Instrument No. 20151203-0122000, 20170324-0029048 and 20181016-0102535, said Register's Office.

This is improved property known as 301 Demonbreun Street, unit 1210, 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 GRANTEE(S), their heirs and/or 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/or 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 my hand on the 19th day of February, 2021.

Randolph Evans

Joan Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Randolph Evans and Joan Evans, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 19th day of February 2021.

Notary Public
My Commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22