Karen Johnson Davidson County
Batch# 605933 DEEDWARR
04/05/2021 10:05:05 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210405-0043695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2021.

NOTARY PUBLIC

My Commission Expires: 02/20/2023

EMILY HOPE HEATH
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James L. Rodefer Shelley P. Rodefer 301 Demonbreun Street Unit 511 Nashville TN 37201	Mountain Commerce Bank PO Box 6047 Johnson City, TN 37602	093-06-0A-047.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MICHAEL SCOTT LIVERMORE AND TAMMY LIVERMORE, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES L. RODEFER AND WIFE, SHELLEY P. RODEFER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 511, together with the appurtenant interest in the common elements of Encore, a Residential Condominium, a horizontal property regime established by Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, and amended as Instrument Nos. 20080225-0018430, 20151203-0122000, 20170324-0029048, and 20181016-0102535, and in Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, and amended as Instrument Nos. 20080225-0018426, 20111104-0086473, and 20111215-0097929, Register's Office for Davidson County, tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed for Encore, a Residential Condominium.

Being the same property conveyed to MICHAEL SCOTT LIVERMORE, A MARRIED MAN, by deed from MICHAEL HINDS AND JENNIFER HINDS, HUSBAND AND WIFE, of record as Instrument No. 20190315-0024089, dated March 15, 2019, said Register's Office.

This improved property is known as 301 Demonbreun Street, Unit 511, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 22nd day of JANUARY, 2021.

Michael Scott Livermore

Tammy Livermore

State of Minnesota)
County of Carver)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Scott Livermore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of January, 2021.

Emily Anauo
Notary Public

My commission expires: Jan 31, 2024

EMILY MARIE ANAUO
Notary Public
Minnesota
My Commission Expires
Jan 31, 2024

State of Minnesota)
County of Carver)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tammy Livermore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of January, 2021

Emily Anauo
Notary Public

My commission expires: Jan 31, 2024

EMILY MARIE ANAUO
Notary Public
Minnesota
My Commission Expires
Jan 31, 2024