WARRANTY DEED

Karen Johnson Davidson County
Batch# 639318 DEEDWARR
05/19/2021 10:06:55 AM 3 pgs
Fees: $18.00 Taxes: $2,382.80

20210519-0067697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 13TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/16/25

ANNA C NORRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1434

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Kelly Champagne	New Owner	093-06- 0A-076.00-CO
301 Demonbreun Street, Unit 802		
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,

CHARLES EUGENE BROWN, III AND PAMELA CRUMP BROWN, CO-TRUSTEES, AND/OR THEIR SUCCESSORS IN INTEREST, OF THE BROWN LIVING TRUST DATED SEPTEMBER 23, 2015, AND ANY AMENDMENTS THERETO

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

KELLY A. CHAMPAGNE, UNMARRIED

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 a condominium apartment in the First Civil District of Nashville, known as Unit No. 802 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to 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 Charles Eugene Brown, III and Pamela Crump Brown, Trustees, or their successors in interest, of the Brown Living Trust dated September 23, 2015 by deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated December 30, 2011, recorded on January 3, 2012, in the Register's Office for Davidson County.

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 Instrument No. 20060411-0041760 said Register's office.

3. Master Deed of record in Instrument No. 20080225-0018429, 20080225-0018425, 20151203-0122000, and 20170324-0029048 in said Register's Office.

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

5. Agreement for Storm Water Quality of record in Instrument No. 20060406-0039472 in said Register's Office.

This is improved property known as 301 Demonbreun Street, Unit 802, 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 13th day of May, 2021.

Charles Eugene Brown, III and Pamela Crump Brown, Co-Trustees, and/or their Successors in interest, of the Brown Living Trust dated September 23, 2015, and any amendments thereto

BY: _____
Pamela Crump Brown
Co-Trustee

BY: _____
Charles Eugene Brown, III
Co-Trustee

STATE OF Tennessee

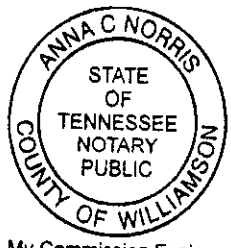
COUNTY OF ~~Davidson~~ Williamson AN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Pamela Crump Brown and Charles Eugene Brown, III, Trustee of the Brown Living Trust dated September 23, 2015, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of May 2021.

Anna C Norris

Notary Public
My Commission Expires: 3/16/25



My Commission Expires
March 16, 2025