Name and Address of New Owner:
Matthew Brian Costaregni
301 Demonbreun Street
Nashville, TN 37201

Send Tax Statements To:

New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21071663

Map and Parcel: 093-06-0A-183.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Cleveland and Kimberly Cleveland,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Brian Costaregni**, unmarried man, hereinafter called the GRANTEE, his heirs and assigns, a 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. 1307 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 in 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 Robert Cleveland, married man by Warranty deed from John Hataway and wife, Cara Nash Hataway of record in Instrument No. 20180814-0080143 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 14, 2018.

This conveyance is subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760; Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048 and 20181016-0102535; said Unit being depicted on Exhibit "C" to said Master Deed and the Master Deed establishing Encore, a Master Condominium of record in Instrument Number 20080226-0018425, as amended in Instrument Numbers 20111104-0086473, and 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, and Attorney's Certificate recorded in Instrument No. 20080225-0018430; Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428; Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424; 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; Restrictions set forth in Quit Claim Deed of record in Instrument Number 20060607-0067537; Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967; Stormwater Quality Agreement of record in Instrument Number 20060406-0039472; Easement Agreement of record in Instrument Number 20120906-0080965; all of the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 692722 DEEDWARR
08/09/2021 09:06:51 AM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20210809-0106644

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 301 Demonbreun Street, Nashville, TN 37201

Kimberly Cleveland, spouse of Robert Cleveland, joins in this conveyance to convey any marital interest she may have in subject property to the Grantee.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 6th day of August, 2021.

Robert Cleveland

Kimberly Cleveland

State of Tennessee

County of Rutherford

Personally appeared before me, Robert Cleveland and Kimberly Cleveland, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th of August, 2021.

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $384,900.00.

Affiant Signature

Subscribed and sworn to before me, this 6th day of August, 2021.

Notary Public
My Commission Expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY