Karen Johnson Davidson County
Batch# 749850 DEEDWARR
11/05/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,211.60
20211105-0148003

WARRANTY DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

File #21-0301-1903-Pi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $868,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Mills, Jason Mills, and Dena Mills	**Same as New Owner**	
(NAME)	(NAME)	**093-06-0A-299.00-CO**
1207 U.S. 31 West Bypass		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42101		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID ELMER HATLEY, II, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON MILLS, MARRIED, AS TO A ONE-HALF UNDIVIDED INTEREST (FIRST PARTY); AND JASON MILLS AND DENA MILLS, MARRIED TO EACH OTHER, AS TO A ONE-HALF UNDIVIDED INTEREST (SECOND PARTY); AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

In the 1st Civil District of Davidson County, Tennessee, and within the corporate limits of the City of Nashville, Tennessee:

Unit #1903 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument # 20080025-018429, and Master Deed for Encore, a Master Condominium of record as Instrument #20080225-0018425, as recorded in the Davidson County, Tennesse, Register's of Deeds Office.

Being the same property conveyed to David Elmer Hatley, II by QuitClaim deed from Linzi Hatley of record in Instrument No. 20200604-0057532 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 04, 2020.

The above-described property is not now nor ever has been the primary residence of the grantor herein.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years
* Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, amended in Instrument No. 20111104-0086473, Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426 , Register's Office for Davidson County, Tennessee
* Charter for Encore Master Condominium Association of record in Instrument No. 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument No. 20080225-0018429 and Attorney's

and Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee
* Charter for Encore Residential Condominium Association of record in Instrument No. 20080225-0018428, in the Register' s Office for Davidson County, Tennessee.
* Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, Book 10512, Page 477, 97-755 and BL 2005-875 and Instrument No. 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
* Restrictions set forth in QuitClaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
* Notice of Land Use Restrictions of record in Instrument No. 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
* Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
* Easement Agreement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **301 Demonbreun Street, #1903, Nashville, TN 37201**
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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 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 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 my/our hand(s) this the 29th day of October, 2021.

David Elmer Hatley II by KA as Attorney in Fact

David Elmer Hatley, II by Kaz Arbogast, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID ELMER HATLEY, II, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID ELMER HATLEY, II.

Witness my hand, at office, this 29 day of October, 2021.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 29th day of October, 2021.

Affiant Signature
Date 10/29/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

