#36746

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36746-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 19th day of November, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Kentucky Farm Boys, LLC 301 Demonbreun Street, #811 Nashville, TN 37201	**Send Tax Bills To:** Scott Green 202 McNutt Road Mayfield, KY 42066	**Tax Information:** Map and Parcel No.: 093060A08500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Gerald Burg and Susan M. Burg, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kentucky Farm Boys, LLC, a Kentucky limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street, #811, Nashville, TN 37201.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 763493 DEEDWARR
11/30/2021 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20211130-0158169

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2021.

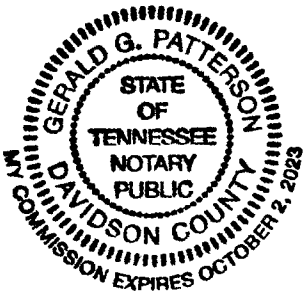
Steven Gerald Burg

Susan M. Burg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Gerald Burg and Susan M. Burg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2021.



Notary Public

My Commission Expires:

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 811 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473; and amended in Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Steven Gerald Burg and Susan M. Burg, husband and wife, by Warranty Deed from Alisha R. Smith, single, of record in Instrument No. 20200413-0038271, in the Register's Office of Davidson County, Tennessee, dated April 10, 2020 and recorded on April 13, 2020.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Instrument No. 20060411-0041760, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Master Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, as amended by instrument(s) of record in Instrument No. 20151203-0122000, Instrument No. 20170324-0029048, and Instrument No. 20181016-0102535 and Attorney's Certificate recorded in Instrument No. 20080225-0018430; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7084, Page 983 and Book 7631, Page 606, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967, Register's Office for Davidson County, Tennessee.
7. Easement recorded in Instrument No. 20120906-0080965, Register's Office for Davidson County, Tennessee.
8. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472, Register's Office for Davidson County, Tennessee.
9. Ordinance recorded in Book 10512, Page 464, Book 10512, Page 477, Instrument No. 20060504-0051825, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092716, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/19/2021.

George E. Mudter, Jr.
Dated 11/19/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/19/2021

My commission expires 10/2/2023

