WARRANTY DEED

Karen Johnson Davidson County
Batch# 912928 **DEEDWARR**
09/06/2022 03:53:16 PM 2 pgs
Fees: $13.00 Taxes: $1,420.80

20220906-0100063

G-VRES-22-301-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/24/22 (AFFIX SEAL)

JANICE HENRY NOTARY PUBLIC STATE OF TENNESSEE PUTNAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lloyd Harris and Gail Harris	Lloyd & Gail Harris	
(NAME) **301 Demonbruen Street Unit 303**	(NAME) 149 W. Spring Street	**093-06-0A-017.00-CO**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS) Cookeville, TN 38501	
(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, **GARY CURTIS BRISON, JR. AND KERRI JOAN BRISON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LLOYD HARRIS AND WIFE, GAIL HARRIS,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 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 Number 20080225-0018429 as amended at Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Gary Curtis Brison, Jr. and Kerri Joan Brison, husband and wife by Warranty deed from Blake Bratcher, an unmarried man of record in Instrument No. 20201204-0141204 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 04, 2020.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 7, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book R, Page 460, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No.20060411-0041760, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 10512, Page 477 and alsorecorded in Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded in Instrument No. 20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded in instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Registers 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded in Instrument Number 20080225-0018430, Instrument No.20151203-0122000 and Instrument No. 20170324-0029048, Registers 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.
• Subject to all matters shown on the Plan of Encore Residential Condominium attached as Exhibit "C" to Master Deed of record in Instrument No. 20080225-0018429, 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 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.
• Income restrictions set forth in Warranty Deed ?led in Instrument Number 20080409-0035941, Register's Office for Davidson County, Tennessee.
• Metropolitan Development and Housing Agency Nashville and Davidson County, Tennessee of record in Book 7631, Page 606, in the Register's Office for Davidson County, Tennessee.
• Third Amendment to the Master Deed for Encore, a Residential Condominium of record in Instrument no 20181016-0102535 , in the Register's Office for Davidson County, Tennessee.
• Mortgagee Consent and Approval of record in Instrument Number 20080225-0018427, in the Register's Office for Davidson County, Tennessee.
• Mortgagee Consent and Approval of record in Instrument Number 20080225-0018431, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed of record in Instrument Number 20080409-0035941, 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 **improved** property known as: **301 Demonbruen Street Unit 303, Nashville, Tennessee 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 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 26th DAY OF AUGUST, 2022.

Gary Curtis Brison, Jr. by Margaret Means, Attorney in Fact

Kerri Joan Brison by Margaret Means, 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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GARY CURTIS BRISON, JR., and who acknowledged he/she executed the same as the free act and deed of the said GARY CURTIS BRISON, JR.

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: 7/6/2026
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KERRI JOAN BRISON, and who acknowledged he/she executed the same as the free act and deed of the said KERRI JOAN BRISON.

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: 7/6/2026
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212