Karen Johnson Davidson County
Batch# 915038 DEEDWARR
09/09/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20220909-0101352

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $749,000.00.

Brenda Hunter
Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public:
My Commission Expires: 7/2/24

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Melissa A. Wilson and William D. Sites 301 Demonbreun St. #1020 Nashville, TN 37201	New Owner	093-06-0A-133.00 CO

FOR AND IN 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, I/we, **Paul Karl Walters, an unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Melissa A. Wilson and William D. Sites, wife and husband**, hereinafter called the Grantee(s), his/her/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, described as follows, to-wit:

BEING a certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1020 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, and in Instrument No. 20181016-0102535, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

PREVIOUSLY BEING the same property conveyed to Paul Walters and Amy Lynn Dropp Walters, husband and wife, by Warranty Deed from TTBON, LLC, a Kentucky Limited Liability Company, dated 3/4/2019 and recorded 3/6/2019 in Instrument No. 20190306-0020686, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Paul Karl Walters, by Quitclaim Deed from Amy Lynn Dropp Walters, dated 8/3/2022 and recorded 8/5/2022 in Instrument No. 20220805-0089480, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All matters shown on Consolidation Plat of record in Instrument Number 20060411-0041760, Register's Office for Davidson County, Tennessee.

Storm Water Quality Agreement of record in Instrument Number 20060406-0039472, Register's Office for Davidson County, Tennessee.

Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048 and 20181016-0102535; and HOA Charter for same of record in Instrument Number 20080225-0018428; and Master Deed for Encore, a Master Condominium of record in Instrument Number 20080225-0018425; amended in Instrument Numbers 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee.

HOA Charter for Encore, a Master Condominium of record in Instrument Number 20080225-0018424, Register's Office for Davidson County, Tennessee.

Deed Restrictions of record in Instrument Number 20060607-0067537, Register's Office for Davidson County, Tennessee.

Rutledge Hill Redevelopment Plan of record in Instrument Number 20060504-0051825, Instrument Number 20130903-0092714 and Instrument Number 20130903-0092716, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20120906-0080965, Register's Office for Davidson County, Tennessee.

Land Use Restrictions of record in Instrument Number 20091214-0113967, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 301 Demonbreun Street #1020, 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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 30th day of August, 2022.

Paul Walters

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Paul Walters, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2022.

Commission Expires:

10/18/22

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 8-30-22.

Date

Brenda Huntsman

Affiant Signature

9.9.22

Date

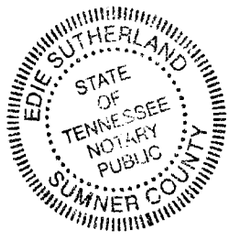
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of September, 2022.

Edie Sutherland

Notary's Signature



My Commission Expires: 8/19/2025

Date

Notary's Seal (if on paper)