THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644937

Karen Johnson Davidson County
Batch# 1017698 **DEEDWARR**
06/22/2023 10 48.07 AM 2 pgs
Fees $13 00 Taxes· $2,682 50

20230622-0047364

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $725,000 00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2023

Notary Public
My Commission Expires

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas Todd Carson 301 Demonbreun Street Unit 1704 Nashville TN 37201	New Owner	Tax Parcel ID No 093 06 0A 260.00

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, **Donald Brent Dial and wife, Lori B. Dial,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Todd Carson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1704 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, as amended in Instrument No. 20151203-0122000; Instrument No 20170324-0029048 and Instrument No. 20181016-0102535 and Attorney's Certificate recorded in Instrument No. 20080225- 0018430, and Master Deed for Encore, a Master Condominium of record as Instrument No 20080225- 0018425, as amended in Instrument No 20111104-0086473 and Instrument No. 20111215-0097929 and Attorney's Certificate recorded in Instrument No. 20080225-0018426, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Donald Brent Dial and wife Lori B Dial, by Warranty Deed from Chris R. Bishop and Jayne Bishop, Husband and Wife, of record in Instrument No. 20130607-0058081, in the Register's Office of Davidson County, Tennessee, dated June 06, 2013, and recorded on June 07, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation Plat of Encore, as recorded in Instrument No. 20060411-0041760.

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 and Mortgage Consent and Approval recorded in Instrument No. 20080225-0018427, 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

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 and Mortgage Consent and Approval recorded in Instrument No. 20080225-0018431; 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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project recorded in Book 9208, Page 613.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of the Metropolitan Development and Housing Agency with Supplemental Requirements recorded in Instrument No 20050124-0008719

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No 20091214-0113967

Easement recorded in Instrument No. 20120906-0080965

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472

Notice of Commencement recorded in Instrument No. 20060613-0070413.

Ordinances recorded in Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20060504-0051825 and Instrument No. 20130903-0092716.

Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983

Facade Guidelines recorded in Book 7631, Page 606.

This is improved property located at 301 Demonbreun Street Unit 1704 Nashville TN 37201

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2023

Donald Brent Dial

Lori B. Dial

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Brent Dial and Lori B. Dial, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2023

Notary Public

My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027