Davidson County DEEDWARR
Recvd: 01/20/15 07:26 4 pgs
Fees:23.00 Taxes:980.50
20150120-0005055

WARRANTY DEED

26998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2015.

Notary Public

(Affix Seal)

My Commission Expires:

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam Hambrick and Merritt Hambrick	First Tennessee Bank	Map/Parcel
223 Fairmont Court	300 Court Ave. 3rd Floor	104 06 0M 023.00CO
Nashville, TN 37203	Memphis, TN 38103	

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, JOHN E. EXNER, IV, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ADAM HAMBRICK AND MERRITT HAMBRICK, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-3 on the Plan of Fairmont Court Condominiums, A/K/A Fairmont Square II, according to the Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, and Book 6774, page 221 and revised by Book 6823, page 962 and Book 6893, page 62, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Exner, IV and wife, Brittany Exner by Warranty Deed dated March 20, 2008 from Eric B. Davidson, joined by his wife, Laura Davidson of record in Instrument No. 20080324-0028985, Register's Office for Davidson County, Tennessee. The said Brittany Git, formerly known as Brittany Exner having since quitclaimed her interest in the property to John E. Exner IV of record in Instrument No. 20130108-0002145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 06 0M 023.00.

d. Easement and Maintenance Agreement of record in Book 7051, page 572, Register's Office for Davidson County, Tennessee.

e. Easement and Maintenance Agreement of record in Book 9850, page 210, Register's Office for Davidson County, Tennessee.

f. Master Deed for Fairmont Court Condominium Association of record in Book 6686, page 708, as amended in Book 6712, page 125 and Book 6774, page 221 and revised by Book 6823, page 962 and Book 6893, page 62, Register's Office for Davidson County, Tennessee.

g. Charter for Homeowners' Association of record in Book 7078, page 447, Register's Office for Davidson County, Tennessee.

l. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is IMPROVED property known as 223 Fairmont Court, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 15 day of January, 2015:

_____
John E. Exner, IV

STATE OF _____ Please see attached certificate
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John E. Exner, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of January, 2015:

_____
Notary Public

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On January 15, 2015 before me, Marylou Morelock, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared John E. Exner III
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARYLOU MORELOCK
Commission # 1988175
Notary Public - California
Los Angeles County
My Comm. Expires Sep 13, 2016

Signature Marylou Morelock
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 1-15-15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: John E. Exner III	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CERTIFICATE OF AUTHENTICITY

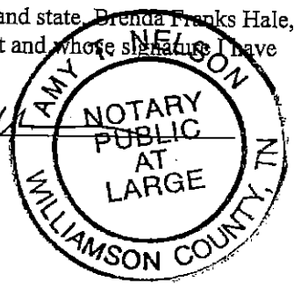
I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson



My Commission Expires: 11/15/2015