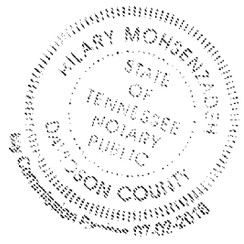
Davidson County DEEDWARR
Recvd: 07/23/15 13:31 3 pgs
Fees:18.00 Taxes:1572.50
20150723-0072424



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Angela Patton
Affiant

Subscribed and sworn to before me, this 21st day of July, 2015.

Hilary Mohsenzadeh
Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nancy Lane	Movement Mortgage	Map\Parcel: 104-02X-214.00CO
214 31st Avenue North	841 Seahawk Circle	
Nashville, TN 37203	Virginia Beach, Virginia 23452	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carolyn N. Presley N/K/A Carolyn N. Hamby, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Lane, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 214 of The Row at 31st Condominiums, 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 The Row at 31st Condominiums of record in Instrument Number 20030430-0057670 and amended in Instrument Number 20040203-0012935, Instrument Number 20040206-0014724, and Instrument Number 20040615-0070764, 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 Exhibit B to 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 Carolyn N. Presley by Warranty deed from Baty Development Group, LLC of record in Instrument No. 20040902-0106209 Register's Office for Davidson County, Tennessee, dated August 30, 2004 and recorded on September 02, 2004. Terry Hamby hereby joins in to convey any and all martial interest he may have in this property.

Being also known as 214 31st Avenue N Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 114, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Row at 31st Condominiums of record in Instrument Number 20030430-0057670, corrected at Instrument No. 20040203-0012935, as amended by Instrument No. 20040206-0014724, Instrument No. 20040915-0111215, Instrument No. 20040615-0070764, Instrument No.20080425-0042359 and Instrument No. 20130204-0011323, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers and/or Storm Drainage to Metro Government of record in Instrument Number 20021011-0125352, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20020910-0109699, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 214 31st Avenue North Nashville, TN 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 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 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 my/our hand(s) this 21st day of July, 2015.

Carolyn N. Hamby

Terry Hamby

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Carolyn N. Hamby and Terry Hamby the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2015.

Notary Public

My Commission Expires: 8.24.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).