Bill Garrett Davidson County
Batch# 6618 DEEDWARR
10/02/2017 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,155.25
20171002-0100879

WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00

Makenzi V Hamby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2017

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: 7.19.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryant Hamby	Bryant Hamby	093060A28600CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1810	301 Demonbreun Street, Unit 1810	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ty L. Hauter and Suzannah Hauter, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryant Hamby, a single person and Makenzi V. Hamby, a single person,*** 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:

***as Joint Tenants with Right of Survivorship**

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1810 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded in Instrument No. 20080225-0018430, and the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, and Attorney's Certificate recorded in Instrument No. 20080225-0018426, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, and in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Parking Space #'s 394 and 396 and Storage Space #22 are assigned by the association and are of record in Instrument No. 20151203-0122000 and 20170324-0029048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ty L. Hauter and Suzannah Hauter, husband and wife by Warranty Deed from Michael L. Madden and wife, Mary K. Madden recorded on January 27, 2016, of record in Instrument No. 20160127-0007846, Register's Office for Davidson County, Tennessee. The said Ty L. Hauter is one in the same as Ty Hauter.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1810, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 27th day of September, 2017

Ty L. Hauter

Suzannah Hauter

State of Tennessee
County of Williamson

Personally appeared before me Ty L. Hauter and Suzannah Hauter, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27 day of September, 2017.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 12470

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

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

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY