This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Karen Y Johnson Davidson County
Batch# 172600 DEEDWARR
12/11/2018 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181211-0120501

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| CHRISTOPHER W. HAMBY, Trustee<br>SHERRI L. HAMBY, Trustee<br>HAMBY REVOCABLE LIVING TRUST<br>dated December 5, 2018<br>301 Demonbreun Street Unit 1102<br>Nashville, Tennessee 37201 | Same | 093-06-0A-136.00-CO |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 5th day of December, 2018.

Notary Public

My Commission Expires

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-29-2021

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, CHRISTOPHER W. HAMBY and SHERRI L. HAMBY, Husband and Wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CHRISTOPHER W. HAMBY and SHERRI L. HAMBY, TRUSTEES of the HAMBY REVOCABLE LIVING TRUST, dated December 5, 2018, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully

By: _____
CHRISTOPHER W. HAMBY

_____
SHERRI L. HAMBY

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER W. HAMBY and SHERRI L. HAMBY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 5th day of December, 2018.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission Expires: _____

## Exhibit A

## Property Description

Said property is described to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1102 of Encore, a Residential Condominium, 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 Encore, a Residential Condominium of record in Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, 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 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 CHRISTOPHER W. HAMBY and SHERRI L. HAMBY, husband and wife, by Warranty Deed of record from RICHARD T. REIFF and wife, KATIE L. REIFF, in Instrument Number 20150803-0076474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015.
- Terms and Conditions of the Rutledge Hill Redevelopment Plan of record in Book 7084, Page 983, said Register's Office, and as set out in the following ordinances of the Metropolitan council; 80-133, 86-1131, 87-1695, 91-1520, 97-754 (also recorded in Book 10512, Page 477, said Register's Office), 97-755 and BL 2005-875 (Also recorded in Instrument No. 20060504-0051825, said Register's Office).
- Master Deed establishing a Horizontal Property Regime of Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.
- Restrictions as set out in the Quitclaim Deed of record in Instrument No. 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
- Stormwater Quality Agreement of record in Instrument No. 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
- All Matter shown on the Plat of Survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer & Cannon, Inc., dated May 26, 2006, File No. 31669.03.
- Charter of Encore Homeowners Association of record in Instrument No. 20080225-0018424 and Instrument No. 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20120906-0080965, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 301 Demonbreun Street Unit 1102, Nashville, Tennessee 37201.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

James M Adcox III
*Signature*

State of Tennessee

County of Davidson

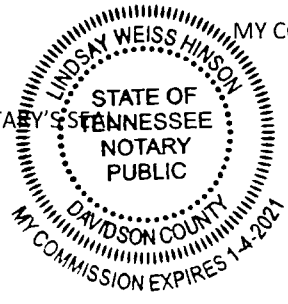
Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

NOTARY'S STAMP




MY COMMISSION EXPIRES: 1/4/24

(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 registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).