WARRANTY DEED

Karen Johnson Davidson County
Batch# 271090 DEEDWARR
08/14/2019 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190814-0080984

JM-RMX-19-420-D7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/6/21 (AFFIX SEAL)

FRANK W. ROBERTS NOTARY PUBLIC TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Lambert	**NEW OWNER**	
(NAME)	(NAME)	**133-14-0A-056.00-CO**
420 Elysian Fields Rd Apt D7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN W. HAMBURGER AND WIFE, CYNTHIA HAMBURGER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC LAMBERT, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. D-7, The Village at Grassmere (fka Oakcrest Condominiums) created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, as amended by instrument(s) of record in Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-I of said master deed, reference is hereby made to the plat oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Kevin W. Hamburger and wife, Cynthia Hamburger by Quit Claim deed from Justin W. Lee of record in Instrument No. 20141110-0103511 Register's Office for Davidson County, Tennessee, dated November 04, 2014 and recorded on November 10, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of Oakcrest Condominium of record in Plat Book 5200, Page 413, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, page 960, as amended in Book 9559, page 939, Instrument No. 19941230-9559939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.
- By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.
- Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, Register's Office for Davidson County, Tennessee.
- Lease Agreements of record in Book 11578, Page 203, Instrument No. 20000517-0049769, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Elysian Fields Rd Apt D7, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF AUGUST, 2019.

Kevin W. Hamburger
by John Gleaves as his Attorney-in-fact

Cynthia Hamburger
by John Gleaves as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN W. HAMBURGER AND CYNTHIA HAMBURGER, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN W. HAMBURGER AND CYNTHIA HAMBURGER.

Witness my hand and official seal, this the 7th of August, 2019.

Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212