Karen Johnson Davidson County
Batch# 328221 DEEDWARR
12/11/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20191211-0127927

WARRANTY DEED

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/14/20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1473KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Pamela Hamrick and , A Single Woman	New Owner	093 06 0A 255.00
301 Demonbreun St Unit 1619		
Nashville, TN 37201		

FOR AND 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, WE,

JUSTIN MARSH

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

PAMELA HAMRICK , A SINGLE WOMAN
AKA PAMELA LEA HAMRICK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 301 Demonbreun St Unit 1619, Nashville, TN 37201

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 9th day of December, 2019.

Justin Marsh

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, JUSTIN MARSH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of December, 2019.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1619 of ENCORE, A RESIDENTIAL CONDOMINIUM, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing ENCORE, A RESIDENTIAL CONDOMINIUM, a Horizontal Property Regime, of record in Instrument Number 20080225-0018429, as amended at Instrument No(s) 20151203-0122000, 20170324-0029048, and 20181016-0102535, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Justin Marsh, by Warranty Deed from Derek Gerstenschlager, Unmarried, of record in Instrument No. 20120724-0064779, in the Register's Office of Davidson County, Tennessee, dated July 16, 2012, and recorded on July 24, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENCORE, A RESIDENTIAL CONDOMINIUM, as recorded in Instrument No. 20060411-0041760.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKMAN'S PLAN PLAN OF LOTS IN NASHVILLE, as recorded in Plat Book R, Page(s) 460.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLE AND DUDLEY'S RESUBDIVISION, as recorded in Plat Book 161, Page(s) 7.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, a Master Condominium of record in Instrument No. 20080225-0018425, as amended by Instrument No(s). 20111104-0086473 and 20111215-0097929, attorney's certificate in Instrument No. 20080225-0018426, and mortgagee consent and approval in Instrument No. 20080225-0018427; also subject to easements, rights and interests 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 building thereon.
7. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCORE, a Residential Condominium of record in Instrument No. 20080225-0018429, as amended by Instrument No(s). 20151203-0122000, 20170324-0029048 and 20181016-0102535, attorney's certificate in Instrument No. 20080225-0018430, and mortgagee consent and approval in Instrument No. 20080225-0018431; also subject to easements, rights and interests 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 building thereon.
8. Covenants, Conditions and Restrictions as set forth in Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, as amended by façade guidelines in Book 7631, Page 606, Ordinance No. 097-754 in Book 10512, Page 477, Ordinance No. BL2005-875 at Instrument No. 20060504-0051825, and Ordinance No. BL2005-875 at Instrument No. 20130903-0092716.
9. Covenants, Conditions and Restrictions as set forth in Notice of Land Use recorded in Instrument No. 20091214-0113967.
10. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants Running with the Land of The Metropolitan Development and Housing Agency in the Capital Mall Redevelopment Project recorded in Book 7423, Page 374 and Book 9208, Page 613, as amended by façade guidelines in Book 7631, Page 616, restrictive covenants in Book 8027, Page 865, Ordinance No. 097-755 in Book 10512-464, Ordinance No. BL2002-1033 at Instrument No. 20020623-0076795, Ordinance No. BL2013-377 at Instrument No. 20130903-0092714, Ordinance No. BL2009-436 at Instrument No. 20130903-0092715, and supplemented by Instrument No. 20050124-0008719.
11. Easement recorded in Instrument No. 20120906-0080965.
12. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.
13. Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

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

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23