WARRANTY DEED

Karen Johnson Davidson County
Batch# 372970 DEEDWARR
03/16/2020 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20200316-0028862

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $640,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1682KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Anthony Siracusa and Francesca A. Siracusa	New owner	093 06 0A 286.00
301 Demonbreun St. Unit 1810 / Parking # 170 & 172		
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,

BRYANT HAMBY, A SINGLE PERSON, AND MAKENZI HAMBY, A SINGLE PERSON

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

ANTHONY SIRACUSA AND WIFE. FRANCESCA A. SIRACUSA

SEE EXHIBIT "A"

This is property known as 301 Demonbreun St. Unit 1810 / Parking # 170 & 172, 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(S), their heirs and/or 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/or 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 hand on the 11th day of March, 2020.

Bryant Hamby

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

Witness my hand and official seal at Franklin, Tennessee, this 11th day of March, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20-1682KH

EXHIBIT A - LEGAL DESCRIPTION

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 Attorneys Certificate recorded in Instrument No. 20080225-0018430, amended in Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and the Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, and Attorneys Certificate recorded in Instrument No. 20080225-0018426, amended in Instrument Nos. 20111104-0086473 and Instrument No. 20111215-0097929, and any amendments thereto, Registers Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Bryant Hamby, a single person and Makenzi V. Hamby, a single person, as Joint Tenants with Right of Survivorship, by Warranty Deed from Ty L. Hauter and Suzannah Hauter, husband and wife, of record in Instrument No. 20171002-0100879, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and record on October 02, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of 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, as recorded in Plat Instrument No. 20060411-0041760 .

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KIRKMAN'S 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(s) of record in 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(s) of record in 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 facade 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 Restrictions 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 Capitol Mall Redevelopment Project recorded in Book 7423, Page 374 and Book 9208, Page 613, as amended by facade guidelines in Book 7631, Page 606, restrictive covenants in Book 8027, Page 865, Ordinance No. 097-755 in Book 10512-464, Ordinance No. BL2002-1033 at Instrument No. 20020626-0076795, 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. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060607-0067537.

12. Easement recorded in Instrument No. 20120906-0080965.

13. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

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