WARRANTY DEED

Karen Johnson Davidson County
Batch# 436655 DEEDWARR
07/13/2020 01:55:54 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20200713-0076388

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$195,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 1.12.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maxwell S. Hamilton	MIT Federal Credit Union	131-1-D-202CO
(NAME)	(NAME)	
5025 Hillsboro Pike Unit# 23B	70 Westview Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Lexington, MA 02421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201451

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bryan C. Grisard, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Maxwell S. Hamilton**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

A condominium apartment being Unit No. 202, also known as Apartment 23-B on the Plan of Georgetown Condominium Apartment, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, Inc. a horizontal property regime established by Master Deed of record in Book 5211, page 325; as amended in Book 5616, page 133 and book 6079, page 516, said Register's Office, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bryan C. Grisard by Warranty Deed from Logan Adler Rothschild dated April 26, 2018 and filed of record in Instrument No. 20180427-0040079, Register's Office for Davidson County, Tennessee.

This was not the marital residence of the grantor.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions in Master Deed of 5025 Hillsboro Homeowner's Association, Inc. a horizontal property regime of record in Book 5211, page 325; Book 5616, page 133 and Book 6079, page 516, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to
Sanitary Sewer/Storm Drainage Easement appearing of record in Book 4308, page 575, Register's Office for said County.
Electric Power Board Easement appearing of record in Book 7873, page 859, Register's Office for said County.
To easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5200, page 4, Register's Office for said County.

Unimproved ☐

This is Improved ☒ property, known as 5025 Hillsboro Pike Unit# 23B, Nashville, TN 37215
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MSHAMILTON 20201451 23B

Witness my hand this 7th day of July, 2020

Bryan C. Grisard

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bryan C. Grisard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of July, 2020.

Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires