THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28817	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **660,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July 2020 Notary Public MY COMMISSION EXPIRES: January 8, 2024 (AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 440771 **DEEDWARR**
07/20/2020 12:40:05 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20200720-0079390

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Keeshan and Cassandra	Franklin Synergy Bank	MAP
301 Demonbreun Street #1102	722 Columbia Avenue	PARCEL 093-06-0A-136.00CO
Nashville, TN 37201	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Christopher W. Hamby and Sherri L. Hamby, Trustees of The Hamby Revocable Living Trust, dated December 5, 2018**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Keeshan and Cassandra Keeshan, Trustees of the Keeshan Family Trust, dated April 7, 2001**

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:

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, Trustees of the Hamby Revocable Living Trust, dated December 05, 2018, as tenants by the entireties by Warranty Deed from Christopher W. Hamby and Sherri L. Hamby, husband and wife, of record in Instrument No. 20181211-0120501, Register's Office for Davidson County, Tennessee, dated December 05, 2018 and recorded on December 11, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **301 Demonbreun Street #1102, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 17th day of July, 2020.

Hamby Revocable Living Trust

BY: _____
Christopher W. Hamby, Trustee

BY: _____
Sherri L. Hamby, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher W. Hamby and Sherri L. Hamby** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Hamby Revocable Living Trust** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Christopher W. Hamby and Sherri L. Hamby** as such **Trustees**.

Witness my hand and official seal this the 17th day of July, 2020.

My Commission expires Mar 8, 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON