THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627891

Karen Johnson Davidson County
Batch# 443263 **DEEDWARR**
07/23/2020 01:40:41 PM 2 pgs
Fees: $13.00 Taxes: $1,104.45

20200723-0081259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $298,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2020.

McKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: Byron Middendorf 4505 Harding Pike #31W Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 03 0A 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Knight Hammock, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Byron Middendorf, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Towers, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in Book 4710, Page 901, Register's Office for Davidson County, Tennessee, as amended in Book 4798, Page 813, said Register's Office, and as Instrument No. 20070124-0009971, said Register's Office, said premises being more particularly described as follows:

Unit labeled Apartment 31-W of said project as shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in the Declaration, and an undivided 2.13359 percent interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Ann Knight Hammock, married, by Warranty Deed from Doreen Wade, unmarried, of record in Instrument No. 20170901-0090188, in the Register's Office of Davidson County, Tennessee, dated August 29, 2017 and recorded on September 01, 2017.

Rex Hammock joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS, as recorded in Plat Book 4300, Page(s) 201.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROYAL OAKS TOWER, as recorded in Plat Book 4460, Page(s) 189.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ROYAL OAKS TOWER CONDOMINIUM of record in Book 4710, Page 901, as amended by instrument(s) of record in Book 4798, Page 813; Instrument No. 20070124-0009971 and Instrument No. 20200311-0027456; 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.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 152.

Easement for Driveway and Ingress & Egress, recorded in Book 4668, Page 986.

This is improved property located at 4505 Harding Pike #31W Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2020.

Ann Knight Hammock

Rex Hammock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Knight Hammock and Rex Hammock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021