WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

R-VRES-20-400-102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 465319 **DEEDWARR**
08/27/2020 09:37:52 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200827-0097128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
William T. Dubois, IV	**First Horizon Bank**	
(NAME)	(NAME)	
400 Herron Drive #102	**12195 Metro Parkway, Suite 2**	**105-12-0B-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Fort Myers, FL 33966**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLY R. HAMLETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM T. DUBOIS, IV, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 102 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643 and 20181012-0101119, Register's Office for said County, to which reference is hereby made,. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Carly R. Hamlett, a single woman and Peggy P. Wilburn and Archie G. Wilburn, wife and husband by Warranty deed from Alloy, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180723-0071693 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 23, 2018.

Being the same property conveyed to Carly R. Hamlett, a single woman by Quitclaim deed from Peggy P. Wilburn and husband, Archie G. Wilburn of record in Instrument No. 20190806-0077973 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 06, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108018, and Instrument Number 20161123-0123972, Instrument No. 20170616-0060696, Instrument No. 20180530-0051643, and 20181012-0101119, Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20161123-0123973, in the Register's Office for Davidson County, Tennessee.
- Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee.
- Public Utility and Drainage Easement of record in Book 5229, Page 212, in the Register's Office for Davidson County, Tennessee.
- Cable Easement to USA of record in Book 10219, Page 374, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court order in Settlement of Landowner Action of U.S. Sprint Communications Company of record in Instrument Number 20140114-0003778, and Affidavit in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20171127-0120866, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Herron Drive #102, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parce' of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and 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 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/our hand(s) this the 21st DAY OF AUGUST, 2020.

Carly R. Hamlett by Laura Mitchell, Attorney-in-fact
Carly R. Hamlett by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLY R. HAMLETT, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLY R. HAMLETT.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212