This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9547-CC

Karen Johnson Davidson County
Batch# 516746 DEEDWARR
11/13/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20201113-0134536

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/2/2022

Subscribed and sworn to before me, this the 12th day of November, 2020.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mitchell G. Gambill 301 Demonbreun Street, #505 Nashville, TN 37201	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	093-06-0A-041.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **David P. Lamping and Donna Lamping, Trustees of the David and Donna Lamping Living Trust dated August 10, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mitchell G. Gambill, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. 505, together with the appurtenant common elements, of Encore, a residential condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Encore, a residential condominium, of record in in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site-plan of Encore, a residential condominium, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Encore, a residential condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Site-Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to David P. Lamping, Trustee of the David and Donna Lamping Living Trust dated August 10, 2020 by Quitclaim Deed from David P. Lamping, dated August 10, 2020, recorded August 13, 2020, of record

in Instrument No. 20200813-0090983, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to David P. Lamping, a single man by Warranty Deed from Guitar Investments, LLC, a Florida limited liability company, dated March 1, 2016, recorded March 3, 2016, of record in Instrument No. 20160303-0020750, said Register's Office.

This is improved property located at: **301 Demonbreun Street,, #505, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2020 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 12th day of November, 2020.

GRANTOR:

David and Donna Lamping Living Trust dated August 10, 2020

By: _____
David P. Lamping, Trustee

By: _____
Donna Lamping, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David P. Lamping, and Donna Lamping, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of the David and Donna Lamping Living Trust dated August 10, 2020, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, Christopher M. Corriveau, do hereby make 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 to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

