Karen Johnson Davidson County
Batch# 535041 DEEDWARRSP
12/16/2020 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20201216-0148265

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00

Mary Berry Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2020.

Kimberly D Hicks
Notary Public

MY COMMISSION EXPIRES: 2-27-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Berry Kennedy	New Owner	105073U00100CO
(NAME)	(NAME)	
605C Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Hamilton & Martin, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mary Berry Kennedy, single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 1, on the plan of THE HAMILTON & MARTIN TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190102-0000519, amended and restated in Instrument 20201027-0124245, as affected by Scrivener's Affidavit recorded in Instrument 20201110-0132283, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Hamilton & Martin, LLC, a Tennessee limited liability company by Warranty Deed dated 03/30/2018, from William H. Smallman, Married, of record in Instrument 20180402-0030139, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hamilton & Martin, LLC, a Tennessee limited liability company by Quitclaim Deed dated 11/02/2018 from Hamilton & Martin, LLC, a Tennessee limited liability company, of record in Instrument 20181102-0108832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Book 421, Page 91, in the Register's Office for Davidson County, Tennessee;(2) Covenants, conditions, easements and restrictions of record in Instrument 20190102-0000402, as affected by Termination Amendment Agreement recorded in Instrument 20201023-0123334, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin;(3) Covenants,

conditions, easements and restrictions of record in Instrument 20190102-0000519, and amended in Instrument 20201027-0124245, as affected by Scrivener's Affidavit recorded in Instrument 20201110-0132283, Register's Office for Davidson County, Tennesee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin;(4) Service Agreement recorded in Instrument 20201023-0123335, in the Register's Office for Davidson County, Tennessee;(5) Grant of Overhead Line Easement of record in Instrument 20160525-0052503, in the Register's Office for Davidson County, Tennessee;(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20180724-0071993, in the Register's Office for Davidson County,Tennessee;(7) Agreement for Dedication of Public Right of Way of record in Instrument 20180806-0077172, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 605C Hamilton Avenue, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 8th day of December, 2020 .

Hamilton & Martin, LLC, a Tennessee Limited Liability Company

By: _____

Kim Hicks, as authorized agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kim Hicks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the authorized agent the within named bargainor, Hamilton & Martin, LLC, a Tennessee Limited Liability Company, and that she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of December, 2020.

_____

Notary Public:
My Commission Expires: 7-17-2021

George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

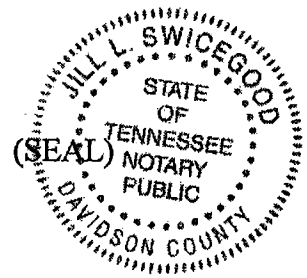
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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