SPECIAL WARRANTY DEED

DIANA R GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(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
Christian Lail	~~New Owner~~	105073U008.00
(NAME)	(NAME)	
601 Hamilton #8 Avenue, Unit 203		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 554986 **DEEDWARRSP**
01/15/2021 11:01:58 AM 2 pgs
Fees: $13.00 Taxes: $1,133.87

20210115-0007114

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 **Christian Lail, an unmarried 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.8 , on the plan of the Hamilton & Martin Townhomes, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument20190102-0000519 and amended in Instrument No. 20201027-0124245 , 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 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,;(2) Covenants, conditions, easements and restrictions of record in Instrument 20190102-0000402 and Termination amendment recorded in Instrument No. 202010230123334 , 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, restrictions and easements, if any, recorded as Instrument No.20190102-000519 and amended in Instrument No. 20201027-0124245, Scrivener's Affidavit of recorded in Instrument 202011100132283, 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.

Note: A breach or violation of the above noted restrictions will not cause a forfeiture or reversion of title;(4) Covenants, conditions, easements and restrictions of record in Instrument 20190103-0000543 and amended in Instrument No. 202010270124248 , 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;(5) Grant of Overhead Line Easement of record in Instrument 20160525-0052503,;(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20180724-0071993,;(7) Agreement for Dedication of Public Right of Way of record in Instrument 20180806-0077172,:(8) Service Agreement of recorded in Instrument 202010230123335.;(9) Notice of Completion of record in Instrument 202012110145741, 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 ☒ 601 Hamilton #8 Avenue, Unit 203, 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 13th day of January, 2021.

Hamilton & Martin, LLC, a Tennessee Limited Liability Company

By: Kim Hicks

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 13th day of January, 2021.

Notary Public:
My Commission Expires: 3/29/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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