Karen Johnson Davidson County
Batch# 558434 DEEDWARR
01/21/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210121-0009123

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2021.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Agee and Laurie Young	Broker Solutions, Inc. dba New American Funding	093-11-0G-705.00-CO
20 Rutledge Street #705	14511 Myford Road Ste. 100	
Nashville, TN 37210	Tustin, CA 92780	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **RICHARD D. HAMMER AND VICKI L. HAMMER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN AGEE AND LAURIE YOUNG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 705, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 705 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and Storage Unit 705 as shown on Condo Level 7 as set forth in Exhibit C to said Master Deed.

Being a portion of the same property conveyed to Rutledge Development LLC, a Tennessee limited liability company by Special Warranty deed from Leon May, executor of the estate of Minsye S. May, deceased of record in Instrument No. 20150130-0009142 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on January 30, 2015.

Being a portion of the same property conveyed to Rutledge Development, LLC a Tennessee limited liability company by Warranty deed from Steven A. King as to a 50% undivided interest and Samuel Glen Christmas, as to a 50% undivided interest of record in Instrument No. 20150818-0082955 Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded on August 18, 2015.

Being a portion of the same property conveyed to Rutledge Development, LLC a Tennessee limited liability company, by Quitclaim deed from Rutledge Development, LLC a Tennessee limited liability company of record in Instrument No. 20150901-0088890 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 01, 2015.

Being the same property conveyed to Richard D. Hammer and Vicki L. Hammer, husband and wife by Special Warranty deed from Rutledge Development LLC, a Tennessee limited liability company of record in Instrument No. 20190815-0081768 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 15, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 20 Rutledge Street #705, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2021.

Richard D. Hammer

Vicki L. Hammer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard D. Hammer and Vicki L. Hammer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

