WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

O-WG-22-215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX S

Karen Johnson Davidson County
Batch# 815245 DEEDWARR
03/03/2022 02:58:31 PM 2 pgs
Fees: $13.00 Taxes: $1,518.85

20220303-0024599

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Guy A. Victor and Deborah M Victor	NEW OWNER	
(NAME)	(NAME)	**119-10-0B-008.00-CO**
215 Thompson Park Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **SHELBY NORRIS HAMMOND, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUY A. VICTOR AND DEBORAH M VICTOR, HUSBAND AND WIFE,** 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. 8 on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489 and Instrument No. 20181207-0119643, as amended in Instrument No. 20190416-0034865, and of record in Instrument No. 20190416-0034867, and amended in Instrument No. 20200114-0004976, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration, together with interest in common area.

Being the same property conveyed to Shelby Norris, an unmarried person by Warranty deed from 100 Thompson LLC, a Tennessee limited liability company of record in Instrument No. 20190530-0051516 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 30, 2019. Being also known as 215 Thompson Park Dr 8 Nashville, Tennessee 37211. Shelby Norris having since married Mark Hammond and now known as Shelby Norris Hammond.

NOTE: MARK HAMMOND JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180207-0012545, as amended in Instrument Number 20180412-0034489, amended and restated in Instrument Number 20181207-0119643, as amended in Instrument Number 20190416-0034865, second amendment in Instrument Number 20200114-0004976, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for HOA of record in Instrument Number 20180125-0008084, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for The Master Regime for 100 Thompson of record in Instrument Number 20190416-0034867, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170720-0073444, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171117-0118389, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20200519-0051618, in the Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215 Thompson Park Dr, Nashville, Tennessee 37211**.

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), 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 25 DAY OF FEBRUARY, 2022.

Shelby Norris Hammond

Mark Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELBY NORRIS HAMMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HAMMOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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