THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220239643** Karen Johnson Davidson County Batch# 815306 DEEDWARR 03/04/2022 08:11:30 AM 3 pgs Fees: $18.00 Taxes: $1,240.24 20220304-0024671	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,200.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2022. Notary Public My Commission Expires: 3/7/23 MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William Hamburg 6040 Wellesley Way Brentwood, TN 37027	Send Tax Bills To: New Owner 6040 Wellesley Way Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 105-07-1A-310.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip R. Worthey and Lauren E. Palmore, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Adam Hamburg, unmarried** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 313 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and Tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Phillip R. Worthey and Lauren E. Palmore by Warranty deed from 1260 Martin LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171013-0105022 Register's Office for Davidson County, Tennessee, dated October 10, 2017 and recorded on October 13, 2017.

The execution of this instrument is affected by the signature of James Alexander as Attorney-in-Fact for Phillip R. Worthey which Power of Attorney is recorded in Instrument Number __202203040024669____, and also by the signature of James Alexander as Attorney-in-Fact for Lauren E. Palmore, which Power of Attorney is recorded in Instrument Number ___202203040024670____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

No. 20151005-0101050, as amended in Instrument No. 20160601-0054729 and in Instrument No. 20161118-0121688, Register's Office for Davidson County, Tennessee.

Declaration for The Finery Master Condominium, with By-Laws appended thereto, of record in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050, as amended in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688 and Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee

Declaration for The 1260 Martin Condominium, with By-Laws appended thereto, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No.20180227-0018384, Register's Office for Davidson County, Tennessee,

Deed of Easement for Public Street Right of Way of record in Instrument No. 20151109-0113800, in the Register's Office for Davidson County, Tennessee.

Temporary Parking Easement Agreement of record in Instrument No. 20151118-0117171, in the Register's Office for Davidson County, Tennessee.

Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20151005-0101365, in the Register's Office for Davidson County, Tennessee.

All matters set out in Metro Ordinance No. BL2013-403 recorded in Instrument No. 20130917-0097688, in the Register's Office for Davidson County, Tennessee.

All matters shown on that ALTA/ACSM Land Title Survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, PC, 1929 21st Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-083, dated September 20, 2013, last revised May 20, 2014.

This is improved property located at 1260 Martin Street #313 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of February, 2022.

Phillip R. Worthey by James Alexander as attorney-in-fact

Lauren E. Palmore by James Alexander as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Phillip R. Worthey and that he is authorized by Phillip R. Worthey to execute this instrument on his behalf.

WITNESS my hand, at office, this 18th day of February, 2022.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lauren E. Palmore and that he is authorized by Lauren E. Palmore to execute this instrument on her behalf.

WITNESS my hand, at office, this 18th day of February, 2022.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 18th day of February, 2022.

Affiant Signature
Date 02/18/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

