THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36908-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 16 day of March, 2022. Notary Public My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 829182 DEEDWARR
03/25/2022 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220325-0034948

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lighthouse Plaza Corp 26 Conscience Circle Setauket, NY 11733	Lighthouse Plaza Corp 26 Conscience Circle Setauket, NY 11733	Map and Parcel No.: 093 06 0A 255.00

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, **Pamela Lea Hamrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lighthouse Plaza Corp, a New York Corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Demonbreun Street Unit 1619, Nashville, TN 37201.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of March, 2022.

Pamela Lea Hamrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 16th day of March, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1619 of Encore, A Residential Condominium, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Encore, A Residential Condominium, a Horizontal Property Regime, of record in Instrument Number 20080225-0018429, as amended at Instrument No(s) 20151203-0122000, 20170324-0029048, and 20181016-0102535, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Pamela Hamrick, a single woman aka Pamela Lea Hamrick, by Warranty Deed from Justin Marsh, of record in Instrument No. 20191211-0127927, in the Register's Office of Davidson County, Tennessee, dated December 09, 2019 and recorded on December 11, 2019 and by Quitclaim Deed from Kristen Stonehill, married, of record in Instrument No. 20220317-0031404, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kirkman's Plan, Plan of Lots in Nashville, as recorded in Plat Book R, Page(s) 460.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cole and Dudley's Resubdivision, as recorded in Plat Book 161, Page(s) 7.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Encore, A Residential Condominium, as recorded in Plat Instrument No. 20060411-0041760.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, A Master Condominium of record in Instrument No. 20080225-0018425, as amended by instrument(s) of record in Instrument No's. 20111104-0086473, 20111215-0097929 and Attorney's Certificate at Instrument No. 20080225-0018426; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Encore, A Residential Condominium of record in Instrument No. 20080225- 0018429, as amended by instrument(s) of record in Instrument No's. 20151203-0122000, 20170324- 0029048, 20181016-0102535 and Attorney's Certificate in Instrument No. 20080225-0018430; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
7. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7084, Page 983 and Amended in Book 7631, Page 606, Book 10512, Page 477, Instrument No. 20060504-0051825 and Instrument No. 20130903-0092716.
8. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374 and Amended in Book 7631, Page 606, Book 8027, Page 865.

9. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9208, Page 613 and Amended in Book 10512, Page 464, Instrument No's. 20020626-0076795; 20130903-0092714; 20130903-0092715 and Supplemented in Instrument No. 20050124-0008719.

10. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20091214-0113967.

11. Easement recorded in Instrument No. 20120906-0080965.

12. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20060406-0039472.

13. Rutledge Hill Redevelopment Plan, as set out in the following ordinances of the Metropolitan Council: 86-1131 as amended by Ordinance Nos. 87-1695, 91-1520, 97-754, 97-755, and BL 2005-875 (also recorded as Instrument No. 20060504-0051825, Register's Office for Davidson County, Tennessee).

14. Rights of the public in streets and highways adjoining the property, if any.

15. Terms and conditions of that Lease Agreement dated November 7, 2003 by and between AmSouth Bank, Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, Lessor, and American Constructors, Inc., Lessee, as amended by First Amendment to Lease Agreement dated January 23, 2004.

16. Matters shown on survey prepared by Barge Waggoner Sumner and Cannon, Inc. dated December 16, 2004, as File No. 31669.

17. All matters shown on the plat of survey by William C. Cockrill, RLS No. 1401 with Barge Waggoner Summer and Cannon, Inc. dated May 26, 2006, File No. 31669.03.

True Copy Certification

I, Yvette Meldrum, 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 March 16, 2022.

Signature
March 16, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this March 16, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025