**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220440527**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $884,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2022.

Notary Public
My Commission Expires: 7.9.24

JOHN CHARLES BOSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Karen Johnson Davidson County
Batch# 847331 DEEDWARR
04/28/2022 02:46:01 PM 2 pgs
Fees: $13.00 Taxes: $3,274.13

20220428-0049406

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James Allen Covington and John Weeks Culclasure<br>20 Rutledge Street #106<br>Nashville TN 37210 | New Owner | Tax Parcel ID No.<br>093 11 0G 106.00 |

**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, **Christopher W. Hamby and Sherri L. Hamby, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James Allen Covington and John Weeks Culclasure, a married couple**, ("Grantees"), its successors, 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 No. 106, 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, further amended by amendment of record as Instrument No. 20190711-0067872, and further amended by Instrument No. 20200317-0029703 and further amended in Instrument No. 20200618-0064135, 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 106 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Christopher W. Hamby and Sherri L. Hamby, husband and wife, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200521-0053205, in the Register's Office of Davidson County, Tennessee, dated May 19, 2020 and recorded on May 21, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rutledges Addition, as recorded in Plat Book 21, Page(s) 73.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing City Lights Condominium of record in Instrument No. 20190408-0031675, as amended by instrument(s) of record in Instrument Nos. 20190501-0040417; 20190508-0043149; 20190711-0067872; 20200108-0002612; 20200317-0029703; 20200618-0064135.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477.

Easement for Agreement for Dedication of Easement and/or Public Street Right-of-Way, recorded in Instrument No. 20160718-0073554.

Easement recorded in Instrument No. 20180207-0012297.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20160826-0089450.

Subject to one half of the alley abandoned by Metropolitan Nashville and Davidson County Clerk's Office pursuant to the Ordinance No. BL2014-745 as referenced in deeds recorded at Instrument Nos. 20150818-0082955 and 20150130-0009142, in the Register's Office of Davidson County, Tennessee.

Subject to Matters as set out in Metropolitan Government of Nashville and Davidson County for Demolition on the premises recorded in Book 4007, Page 838 and Book 4108, Page 257, in the Register's Office of Davidson County, Tennessee (as to Lots 37 and 38).

Performance Bond recorded at Instrument No. 20190319-0025074 and Amendment recorded in Instrument No. 20190924-0097036.

This is improved property located at 20 Rutledge Street #106 Nashville, TN 37210

**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 28th day of April, 2022.

Christopher W. Hamby

Sherri L. Hamby

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher W. Hamby and Sherri L. Hamby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025