WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024

G-P-23-21-031

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

Karen Johnson Davidson County
Batch# 1048166 **DEEDWARR**
09/11/2023 10 39.19 AM 2 pgs
Fees $13 00 Taxes $980.50

20230911-0070965

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
David R. Hamann and Ann M. Marrott	**New Owner**	
(NAME)	(NAME)	**129-15-0A-031.00-CO**
21 Vaughns Gap Road #31		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **WILLIAM J. BREEN, JR. AND HANNAH PARAMORE BREEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID R. HAMANN AND ANN M. MARROTT, 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 31 on the Plan of Bellemeade Highlands Condominium, created under Title 66, Chapter 27, Section 101, et seq , as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit

Being the same property conveyed to William J. Breen, Jr and Hannah Paramore Breen, husband and wife by Warranty deed from Walter Fletcher and wife, Amy Fletcher of record in Instrument No 20200709-0074431 Register's Office for Davidson County, Tennessee, dated July 07, 2020 and recorded on July 09, 2020

This conveyance is subject to
• Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
• Subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlandsof record in Book 7091, Page 302, amended in Instrument 20080424-0042111, Register's Office for Davidson County, Tennessee
• By-Laws of record in Book 7091, Page 351, amended in Instrument 20071025-0126213, in the Register's Office for Davidson County, Tennessee
• Charter of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee
• Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee
• Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, page 710, in the Register's Office for Davidson County, Tennessee.
• Regulatory Agreement for Multi-Family Housing Projects of record in Book 4550, Page 281, amended in Book 4881, Page 619, in the Register's Office for Davidson County, Tennessee
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **21 Vaughns Gap Road #31, Nashville, Tennessee 37205**.

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 7th DAY OF SEPTEMBER, 2023

William J Breen, Jr

Hannah Paramore Breen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J BREEN, JR , 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 7th of September, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH PARAMORE BREEN, 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 7th of September, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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