Karen Johnson Davidson County
Batch# 1122858 DEEDWARR
04/15/2024 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240415-0026741

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.2.2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Belle Meade Title and Escrow Corporation, Trustee	New Owner	Map: 093061M13000CO
(NAME) 109 Kenner Avenue, Suite 201	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE THOMAS HAMPTON, JR. AND WIFE, MEGAN K. HAMPTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BELLE MEADE TITLE AND ESCROW CORPORATION, TRUSTEE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 3906, OF 505 HIGH RISE CONDOMINIUM DESCRIBED IN THE DECLARATION ESTABLISHING 505 HIGH RISE CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20171218-00128946 AND AMENDED IN INSTRUMENT NO. 20181009-0099878 AND AMENDED IN INSTRUMENT NO. 20191016-0106180 AND AMENDED IN INSTRUMENT NO. 20210302- 0027008, Register's OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH OF THE UNITS AS SET FORTH IN EXHIBIT "E" OF THE DECLARATION ESTABLISHING 505 HIGH RISE CONDOMINIUM. THE 505 HIGH RISE CONDOMINIUM CONSTITUTES THE High RISE UNIT IN THE 505 MASTER CONDOMINIUM, AS ESTABLISHED BY THE DECLARATION ESTABLISHING 505 MASTER CONDOMINIUM, OF RECORD AS INSTRUMENT 20171 218- 0128945, SAID REGISTER'S OFFICE. REFERENCE IS HEREBY MADE TO THE PLAT OF 505 MASTER CONDOMINIUM OF RECORD AS EXHIBIT "D" TO THE DECLARATION ESTABLISHING 505 MASTER CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF THE HIGH RISE UNIT OF 505 MASTER CONDOMINIUM, AND THE PLAT OF 505 HIGH RISE CONDOMINIUM OF RECORD AS EXHIBIT "D" TO THE DECLARATION ESTABLISHING 505 HIGH RISE CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF THE UNIT.

Being the same property conveyed to George Thomas Hampton, Jr. and wife, Megan K. Hampton, by Quitclaim Deed from George T. Hampton, Jr., Trustee of the George T. Hampton, Jr. Revocable Trust U/A/D December 7, 2022, of record in Instrument No. 20240318-0018498, dated March 5, 2024, said Register's Office. See also Warranty Deed or record in of record in Instrument No. 20221207-0127611, Quitclaim Deed of record in Instrument No. 20221202-0126056 and Warranty Deed of record in Instrument No. 20210720-0097068, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee; (3) Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee; (4) Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee; (5) Agreement for Dedication of Right of Way and Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee; (6) Capital Mall Redevelopment Project Plan and Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee; (7) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee; (8) Assignment and Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee; (9) Memorandum of Development Agreement of record in Instrument No. 20121203-0122108, in the Register's Office for Davidson County, Tennessee; (10) Memorandum of Parking Lease and License of record in Instrument No. 20141114-0105301, amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee; (11) Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee; (12) Declaration of Covenants and Easements for Fifth and Church Parking Garage of record in Instrument No. 20141114-0105300, amended in Instrument No. 20171218-0128944, in the Register's Office for Davidson County, Tennessee; (13) Drainage Easement of record in Instrument No. 20081013-0102933, voided by Plat in Instrument No. 20140926-0089008 in the Register's Office for Davidson County, Tennessee; (14) Maintenance Agreement of record in Instrument No. 20070919-0111878, voided by Plat in Instrument No. 20140926-0089008, in the Register's Office for Davidson County, Tennessee; (15) Assignment of Declarant Rights of record in Instrument No. 20191002-0100557, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed of record in Instrument No. 20171218-0128946, amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180 and Instrument No. 20210302-0027008 and Master Deed for 505 Master Condominium in Instrument No. 20171218-0128945, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 515 Church Street #3906, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of March, 2024.

George Thomas Hampton, Jr.

Megan K. Hampton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 29th day of March, 2024.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/5/2024 (date of document).

Affiant Signature

4/5/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

