Karen Johnson Davidson County
Batch# 1161008 DEEDWARR
07/23/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,102.81
20240723-0055453

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,326.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Brandon Blair and Kyle W Bazemore	NEW OWNER	117-07-0-C-104.00CO
(NAME)	(NAME)	
104 Hampton Pl	104 Hampton Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Reginald Garner, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kyle Bazemore and Michael Brandon Blair, a married couple**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104, of HAMPTON PLACE TOWNHOMES, a Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act by Master Deed of record in Book 5891, Page 897, and as shown on the Condominium Site Plan of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Reginald Garner by Warranty Deed dated 07/13/2021 from Gerald F. Douglas and spouse, Diona Felice Devincenzi of record in Instrument No. 20210715-0095463, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plat of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee.

Master Deed for Hampton Place Townhomes of record in Book 5891, Page 897, Register's Office for Davidson County, Tennessee.

Charter of Hampton Place HOA of record in Book 5894, Page 756, as amended in Book 7570, Page 314 and Book 7866, Page 388, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 257, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 5861, Page 436, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro for water mains of record in Book 6137, Page 911, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 104 Hampton Pl, Nashville, TN 37215
(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.

Effective the 17 day of July, 2024.

Reginald Garner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Reginald Garner, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of July, 2024.

Notary Public

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 1-21-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 22 day of July, 2024.

K. Thomas Sidwell
Date: 07/22/2024

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 22 day of July, 2024.

Notary Public
My Commission Expires: 1-21-26

