WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 10:40 2 pgs
Fees:13.00 Taxes:987.90
20050329-0033541

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

FILE BOX 19B
05-02-030-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Brandi Cosby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of March, 2005

Candace Y Burnette
Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Justin Hacker	United Mortgage Lenders	171-03-0-B
(NAME) 641 Old Hickory Blvd #315	(NAME) 213 Court St	125.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Middleton CT 06457	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kathleen K. Hamling, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Hacker, AN UNMARRIED MAN**, hereinafter called the Grantee(s), THEIR HEIRS and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LAND in DAVIDSON County, Tennessee being Lot No. 41 on the Plan of Townhomes of Fredericksburg, of record in Book 9700, Page 534, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to KATHLEEN K. HAMLING, UNMARRIED, by Warranty Deed from ALBERT T. POSNACK AND SPOUSE, CYNTHIA A. POSNACK, Dated March 16, 2001, of record in Instrument No. 20010321-0027539, Register's Office for Davidson County, Tennessee. THE Said KATHLEEN K. HAMLING having since MARRIED.

JAMES LEWIS HAMLING, HUSBAND of the above named KATHLEEN K. HAMLING, joins in this conveyance for the purpose of releasing any and all rights HE may have in and to the above described property, especially HIS marital rights.

THIS instrument is being executed in behalf of JAMES LEWIS HAMLING pursuant to a Power of Attorney executed by same on the 15TH day of FEBRUARY, 2005, and being filed for record in Instrument No. 20050329-0033540, and being recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, Restrictions and By-Laws, of Townhomes of Fredericksburg, of record in Book 7798, Page 843; Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 10126, Page 435; Book 10126, Page 489; Book 10224, Page 683; Book 10275, Page 959; Book 10294, Page 850; Book 10393, Page 11; Book 10628, Page 517; Book 10694, Page 945, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 641 Old Hickory Blvd #315, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, OUR hands, this 15th day of March, 2005

Kathleen K. Hamling
KATHLEEN K. HAMLING

James L. Hamling
by Kathleen K. Hamling
JAMES LEWIS HAMLING
BY KATHLEEN K. HAMLING, ATTORNEY-IN-FACT

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 Kathleen K. Hamling, UNMARRIED, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 15th day of March, 2005.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of March, 2005, before me personally appeared KATHLEEN K. HAMLING, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JAMES LEWIS HAMLING, and acknowledged that SHE executed the same as the free act and deed of the said JAMES LEWIS HAMLING.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2005.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.