WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Shari Kay Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE EXP. 11/24/07

Davidson County DEEDWARR
Recvd: 04/17/06 08:31 2 pgs
Fees:13.00 Taxes:388.50
20060417-0042910

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shari Kay Hunter	SAME	Map 104-01
(NAME) 5106 Seward Road	(NAME)	Parcel 191
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEPPON P. HAMBY, UNMARRIED AND JULIE A. ROSENBAUM AND WILLIAM RANDALL HAMBY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARI KAY HUNTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Part of West Grove Sub division of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Deppon P. Hamby and wife, Gertrude Hamby by Installment Deed from John H. Davis of record in Book 4240, page 869, said Register's Office. Deppon P. Hamby and Gertrude Hamby divorced leaving the property vested in each as tenants in common. Deppon P. Hamby conveyed a life estate interest in Gertrude Hamby by Quitclaim Deed of record in Book 5713, page 718, said Register's Office. Gertrude Hamby has since died intestate, leaving Julie A. Rosenbaum and William Randall Hamby as the sole heirs of Gertrude Hamby.

Affidavit of heirship 20060417-0042908

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 109, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 141 39th Avenue North, Nashville, TN 37209
(House Number) (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 my hand this 14th day of April, 2006.

Deppon P. Hamby, By Julie Rosenbaum,
Attorney in Fact

WILLIAM RANDALL HAMBY

JULIE A. ROSENBAUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of April, 2005, before me personally appeared Julie Rosenbaum, to me known to be the person who executed the foregoing instrument on behalf of Deppon P. Hamby and acknowledged that she executed the same as the free act and deed of Deppon P. Hamby.

Witness my hand and official seal at Nashville, Tennessee this 14 day of April, 2006.

Commission expires:

GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of April, 2005, before me personally appeared Julie A. Rosenbaum and William Randall Hamby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of April, 2006.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public