WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2013.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Haverkamp	F & M Bank	163040A-42700 CO
(NAME)	(NAME)	
3001 Hamilton Church Road Unit 427	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville, TN 37040	
(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, Olivia A. Tackett and husband, Gayle A. Tackett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Haverkamp, a single woman, 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 Unit 427, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060202-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olivia A. Tackett and husband, Gayle A. Tackett, by deed of record in Instrument Number 20061220-0156870, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hamilton Crossings Townhomes of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060202-0014793, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20040212-0016945, Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20060206-0014793, Instrument No. 20050701-0075731, and By-Laws of record in Instrument No. 20040212-0016946, Register's Office for Davidson County, Tennessee. Easements of record in Book 3537, Page 16, Book 4215, Page 630, Book 2284, Page 531, Book 2242, Page 241, Book 2875, Page 299, Book 4081, Page 799, Book 4457, Page 366, Book 2242, Page 245, Book 4457, Page 377, Instrument No. 20030731-0108672, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church Road Unit 427, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20130055095 DEEDWARR
Recvd: 06/28/13 13:15 2 pgs
Fees:13.00 Taxes:314.50

20130628-0066841

Witness our hands this 25th day of June, 2013.

Olivia A. Tackett

Gayle A. Tackett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olivia A. Tackett and husband, Gayle A. Tackett, 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 Franklin, Tennessee this 25th day of June, 2013.

Commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public