WARRANTY DEED

BARBARA A. CIAVARELLA ☆ STATE OF TENNESSEE NOTARY PUBLIC ☆ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-16

(AFFIX SEAL)

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 01288-20256

THIS INSTRUMENT WAS PREPARED BY
Phillip R. Sykes Attorney at Law
Stewart Title Company Tennessee Division, 1152 College St., Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerald Hale	Gerald Hale	08405001900
(NAME)	(NAME)	BILL GARRETT, Davidson County
2603 Tiffany Drive	2603 Tiffany Drive	Trans:T20140030254 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/02/14 11:06 2 pgs
Nashville, TN 37206	Nashville, TN 37206	Fees:13.00 Taxes:838.05
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140502-0037310

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary Hamm and wife, Linda Hamm**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gerald Hale and wife, Valerie Hale, as tenants by the entirety**, hereinafter called the GRANTEE(S), their heirs and/or 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. 7 on the Plan of Tiffany Terrace, as of record in Plan Book 2854, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being property conveyed to Grantor by Deed of record in Instrument 20060801-0093480, Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 2928, Page 287 and Book 3031, Page 311, Register's Office for said County.

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, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2603 Tiffany Drive, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of April, 2014.

Gary Hamm

Linda Hamm

State of Tennessee
County of Montgomery

Personally appeared before me Gary Hamm and Linda Hamm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2014.

Notary Public

My Commission Expires: 10-19-15

PHILLIP R. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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Clarksville, TN 37040