BILL GARRETT, Davidson County
Trans:T20140066011 DEEDWARR
Recvd: 09/04/14 15:37 2 pgs
Fees:13.00 Taxes:469.90
20140904-0081202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 127,000.00

emily jones
Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Tracey Perry
Notary Public

My commission expires: 3-3-15

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LORI D. HAMMETT	New Owner	**073160A11600CO**
116 CUMBERLAND TRACE		
NASHVILLE, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

KATIE ELIZABETH DAVIS, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LORI D. HAMMETT

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:

BEING Unit No 116 shown on the Plat of Cumberland Trace of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee, together with all undivided membership in The Cumberland Trace Homeowners' Association, as described in Book 6218, Page 528, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO KATIE ELIZABETH DAVIS, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BARBARA T. MCGUIRE, AN UNMARRIED WOMAN DATED 10/11/13 AND RECORDED ON 10/22/13 IN INSTRUMENT NO. 20131022-0110022, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO BARBARA T. MCGUIRE BY WARRANTY DEED FROM JAMES WM. HOFSETTER, JR AND WIFE, PAT C. HOFSETTER DATED 07/15/92 AND RECORDED ON 07/17/92 IN BOOK 8678, PAGE 1, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 116 CUMBERLAND TRACE, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 29th day of August, 2014.

KATIE ELIZABETH DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KATIE ELIZABETH DAVIS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires: 8-18-18

