WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad M. Hammons Jaclyn Marie Hammons	Evolve Bank & Trust	136050a08600co
(NAME)	(NAME)	
3105 Demetros Place	301 Shopping Way Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	West Memphis, ~~AZ~~ AR 72301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vickie Sue Hawthorne, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chad M. Hammons and Jaclyn Marie Hammons, husband and wife,** 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 Lot 43, as shown on a Plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vickie Sue Hawthorne, by Quit Claim deed of record in Instrument No. 20120817-0074119 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3105 Demetros Place, Nashville, TN 37217
(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/our hands this 5th day of May, 2015.

BILL GARRETT, Davidson County
Trans:T20150036961 DEEDWARR
Recvd: 05/13/15 09:43 2 pgs
Fees:13.00 Taxes:703.00
20150513-0043775

Vickie Sue Hawthorne

Vickie Sue Hawthorne

State of Tennessee
County of Davidson

Personally appeared before me Vickie Sue Hawthorne, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of May, 2015.

Notary Public
My Commission Expires: 5/5/15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

File No.: 9420