WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048578 DEEDWARR
Recvd: 06/18/15 10:43 2 pgs
Fees: 13.00 Taxes: 700.78
20150618-0058156

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA HOGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Barnard L. Hammitt and Cheryl A. Hammitt	new owner	176 05 0 063.00
(NAME)	(NAME)	
5032 Sunshine Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Nine Thousand Four Hundred And No/100 Dollars ($189,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael L. Brooks and Donna Lee Brooks, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barnard L. Hammitt and Cheryl Hammitt, 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 Number 25 on the Plan of Final Plat Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jarrell T. Campbell, Unmarried by Warranty Deed from John L. Knight unmarried, dated September 14, 2012 and recorded September 18, 2012 as Instrument No. 20120918-0084624, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael L. Brooks and Donna Lee Brooks, husband and wife by Warranty Deed from Jarrell T. Campbell, unmarried dated November 22, 2013 and recorded December 4, 2013 as Instrument No. 20131204-0123522, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5032 Sunshine Drive, Antioch, TN 37013

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, has 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 our hands this 16th day of June, 2015.

Michael L. Brooks

Donna Lee Brooks

STATE OF TENNESSEE

COUNTY OF Rutherford

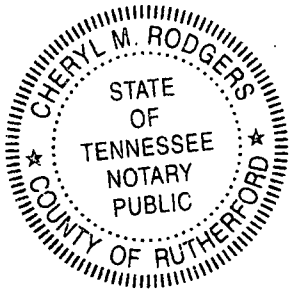
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Michael L. Brooks and Donna Lee Brooks, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2015.

Notary Public

My Commission Expires: 1-5-16

(SEAL)



File Number: MFR-152546