This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15449FA

BILL GARRETT, Davidson County
Trans:T20150062272 DEEDWARR
Recvd: 07/29/15 11:35 2 pgs
Fees:13.00 Taxes:551.30
20150729-0074721

Send Tax Bills To:
Teegan Renee Hunziker
1616 London Gardens Ct.
Antioch TN 37013

New Owner is:
Teegan Renee Hunziker
1616 London Gardens Court
Antioch, TN 37013

MAP: 151-10-0A

PARCEL: 196.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Carol Y. Hamer, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Teegan Renee Hunziker, an unmarried woman,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1616 London Gardens Court, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 176, on the plan of Phase 2, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument No. 20020515-0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Carol Y. Hamer, unmarried, by Warranty Deed from Craig A. Christie and wife, Krista Lynn Christie, dated 7/15/08 and recorded 7/30/08 in Instrument No. 20080730-0078086, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of July, 2015.

GRANTOR(S):

CAROL Y. HAMER

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Carol Y. Hamer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of July, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of July, 2015.

NOTARY PUBLIC
My commission expires: 5/8/2018

ANDREW P. CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018