BILL GARRETT, Davidson County
Trans:T20150092681 DEEDWARR
Recvd: 10/30/15 13:44 2 pgs
Fees:13.00 Taxes:610.50
20151030-0110706

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0626HV

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of October, 2015.

Andrea R Bishop
Notary Public
Commission Expires: 3/20/18

ANDREA R. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carson W. Boyd 3113 Lake Park Drive Nashville, TN 37211	New Owner	119-15-0-019.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Michelle Hamm, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carson W. Boyd, a single man

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:

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Southlake, Section Two, as of record in Plat Book 2083, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michelle Hamm by deed dated 08/31/15 from Jacqueline Streit, of record in Instrument No. 20151030-0110705, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michelle Hamm by deed dated 08/25/15 from Jimmy Hamm, of record in Instrument No. 20151030-0110704, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Jimmy Hamm, a married man, and Michelle Hamm, a married woman, by Quitclaim Deed from Michelle B. Hunt, n/k/a Michelle Hamm, dated 5/28/02 and recorded 6/7/02 in Instrument No. 20020607-0069481; Register's office of Davidson County, Tennessee.

BEING the same property previously conveyed to Michelle B. Hunt and Michael Bilas by Warranty Deed from Melvin Johnson and wife, Lillian Johnson, dated 7/28/89 and recorded 8/3/89 in Book 7906, Page 24, and as rerecorded on 12/18/89 in Book 8007, Page 151, Register's Office for Davidson County, Tennessee. The said Michael Bilas died on 10/24/1997. Per Last Will and Testament of record in Probate Court for Davidson County, Tennessee, File Number 97P1866, Michael Bilas devised said property to Michelle Bilas Hamm and Jacqueline Streit.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **3113 Lake Park Drive, Nashville, TN 37211.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of October, 2015.

Michelle Hamm

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle Hamm** 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 and official seal at Nashville, Tennessee this 27th day of October, 2015.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

