BILL GARRETT, Davidson County
Trans:T20150106091 DEEDWARR
Recvd: 12/16/15 09:21 2 pgs
Fees:13.00 Taxes:739.63
20151216-0126297

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 199,900.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2015.

Notary Public

My commission expires: SEPTEMBER 25, 2019

Bonnie L Wigley
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cheryl L. Hammen	**Cheryl L. Hammen**	**8411005900**
2244 Maplecrest Drive	**4815 Bethesda Road**	
Nashville, TN 37214	**Thompson Station, TN 37179**	

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,

TN Ventures, LLC

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

Cheryl L. Hammen, an unmarried woman

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 No. 271 on the Map of the Maplecrest Subdivision, of record in Plat Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to TN Ventures, LLC from Shapiro & Ingle, LLP, as Substitute Trustee by Substitute Trustee's Deed dated April 13, 2015 and of record in Instrument no. 20150504-0040185, Register's Office for Davidson County, Tennessee.

Further being the same proeprty conveyed to First American Title Insurance Co., Trustee from Christopher M. Miller by Deed of Trust dated Debruary 12, 2002 and of record in Instrument No. 20020213-0019281, said Register's Office. Shapiro & Ingle, LLP was appointed as Substitute Trustee by Instrument of record in Instrument No. 20140402-0027389, said Register's Office.

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 2244 Maplecrest Drive, 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 11th day of December, 2015.

member

TN Ventures, LLC
By: Damien Shoemake
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Damien Shoemake** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of TN Ventures, LLC and that he is authorized by TN Ventures, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: 9.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY