BILL GARRETT, Davidson County
Trans:T20150107041 DEEDWARR
Recvd: 12/18/15 13:53 3 pgs
Fees:17.00 Taxes:0.00
20151218-0127462

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Beall Hamon Trustee of the Hamon Family Trust 5817 S. New Hope Road Hermitage, TN 37076	(same)	Map & Parcel: 098-05-0B-002.00-CO

KNOW ALL MEN BY THESE PRESENTS that I, LINDA BEALL HAMON, hereinafter "Grantor", have this day bargained and sold and do hereby transfer and convey unto LINDA BEALL HAMON, Trustee of the Hamon Family Trust u/t/a dated June 5, 2012, as heretofore or hereafter amended, her successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, that certain tract or parcel of real property, together with any and all improvements located thereon, situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Revision Final Plat Baypointe Subdivision Phase I of record in Plat at Instrument No. 20000621-0061773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Linda Beall Hamon by Warranty Deed from John A. Garrett and wife, Darlene Garrett, of record in Instrument No. 20140415-0031379, Register's Office for Davidson, Tennessee.

This improved property, known as 5817 S. New Hope Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for (i) the lien for real property taxes for the current year and subsequent years, (ii) restrictions and other matters of record in Book 3827, page 822, Book 3811, page 637, Book 3827, page 830, and Book 4075, page 628, Register's Office for Davidson County, Tennessee, (iii) those easements, setback lines and other matters set forth in the above referenced plan of record in Instrument No. 20000621-0061773 and (iv) any existing mortgages, deeds of trust, easements, and restrictions of record in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 U.S.C.A. § 1701j-3 (d) (8). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

WITNESS my hand this 15TH day of December, 2015.

Linda Beall Hamon

LINDA BEALL HAMON

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brittany Nelson, a Notary Public of the State and County aforesaid, personally appeared LINDA BEALL HAMON, the within named bargainor, 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 official seal at Nashville, Tennessee, this 15th day of December, 2015.

Brittany Nelson
Notary Public

My Commission Expires:
Jan. 9, 2018

