BILL GARRETT, Davidson County
Trans: T20150107782 DEEDWARR
Recvd: 12/22/15 08:17 2 pgs
Fees: 13.00 Taxes: 889.85
20151222-0128305

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2212

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Corey Dewayne Stromatt<br><br>1301 Scarcroft Lane<br>Nashville, TN 37221 | New owner | 141-05-0 A-275.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,500.00

Affiant

Subscribed and sworn to before me, this the 15 day of December, 2015.

Notary Public

My Commission Expires: 06-19-2018
(Affix Seal)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Daniel Hamby and Hailee Hamby, f/k/a Hailee Jones, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Corey Dewayne Stromatt, an unmarried individual,** 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. 275 on the Plan of Avondale Park, Phase 2, Section 1, as shown on the plan of record in Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Hamby, unmarried and Hailee Jones, unmarried, by Warranty Deed from NRV, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated 03/30/2012, of record on 04/02/2012 in Instrument No. 20120402-0027516, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1301 Scarcroft Lane, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of **December, 2015.**

**GRANTOR(S)**

Daniel Hamby

Hailee Hamby

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel Hamby and Hailee Hamby** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 2nd day of **December, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019