#32782

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste.,100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 105070B002.00 CO

Davidson County DEEDWARR
Recvd: 01/27/16 08:46 4 pgs
Fees:23.00 Taxes:1457.80
20160127-0007635

NAME & ADDRESS OF NEW OWNER:
Taylor A. Olcott
615A Hamilton Ave.
Nashville, TN 37203

SEND TAX BILLS TO:
Legacy Home Loans, LLC
4025 Hillsboro Rd. Suite 601
Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JEFFERY LOGAN HUMBLE, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **TAYLOR A. OLCOTT, UNMARRIED** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit B, together with the appurtenant interest in the common elements of 615 Hamilton Townhomes, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20130125-0008446, as amended in Instrument No. 20130320-0027485, of the Register's Office of Davidson County, Tennessee, said unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

BEING the same property conveyed to Jeffery Logan Humble, by Deed dated July 22, 2013 from 615 Hamilton Avenue, LLC of record in Instrument No. 20130725-0076846 in the Registers Office of Davidson County Tennessee. Correction of record, in Instrument No. 20141104-0101714, of the Register's Office of Davidson County, Tennessee. Jeffery Logan Humble and Jeffery L. Humble are one and the same person

THIS CONVEYANCE IS SUBJECT TO:
2016 Real Property Taxes are a lien not yet due and payable until October 1, 2016.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 615 Hamilton Townhomes of record in Instrument No. 20130125-0008446, as amended in Instrument No. 20130320-0027485, Register's Office for Davidson County, Tennessee, but omitting any covenant,

condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; all matters shown on the Plan of record in Plat Book 421, page 91, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 615A Hamilton Ave., Nashville, TN, 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that He is lawfully seized and possessed of said parcel of real estate, and that He has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Himself, His heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of January, 2016.

Jeffery Logan Humble

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeffery Logan Humble, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $394,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of January, 2016.

NOTARY PUBLIC

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

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True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

