WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160016372 DEEDWARR
Recvd: 02/29/16 12:44 2 pgs
Fees: 13.00 Taxes: 494.51
20160229-0018942

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Betty Hammett	Reliant Bank	Parcel ID:
608 Tree Line Ct.	1736 Carothers Pkwy S-100	053060B11800
Nashville, TN 37221	Brentwood, TN 37027	

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, we

Ryan Andis and wife, Shandy Andis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Betty Hammett, unmarried, and Joyce Segelhorst, unmarried **, and Debra Segelhorst,** unmarried
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. 25, on the Plan of Waterford, Phase 5A, as of record in Plat Book 7900, Page 837, 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 Ryan Andis by deed from Sheri Prosser, of record in Instrument 20080912-0093742, said Register's Office, dated September 5, 2008.

This conveyance is subject to Restrictions and By-Laws of record in Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9081, Page 63; Book 9112, Page 962; Book 9530, Page 182; Book 9530, Page 185; Book 9530, Page 189; and Book 8715, Page 583, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 837, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Page 540, said Register's Office; (4) Sewer Line Easement in Book 1717, Page 30, said Register's Office; (5) Right of Way Easement of record in Book 2024, Page 225, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1991 Waterford Dr., Old Hickory, TN 37138

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 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 hand this 24 day of February, 2016.

Ryan Andis

Shandy Andis

STATE OF INDIANA
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Andis and Shandy Andis, 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 this 04 day of February, 2016.

My Commission Expires: June 1st, 2023 Katherine Noelle Marshall
Notary Public

KATHERINE NOELLE MARSHALL
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES JUNE 01, 2023
COMMISSION NO 668572