|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$336,000.00** Kayla
|
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31 day of March, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2/21/2020
| (AFFIX SEAL)

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon S. Hammer Jenny Gale Harmon 2113 Sherbrooke Lane Nashville, TN 37211	new owner same	180-4-A-99 CO

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,

Heather D. Warner and husband, Scott P. Warner

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brandon S. Hammer and Jenny Gale Harmon, husband and wife

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. 167 on the Plan of Section Four, Highland Creek of record as Instrument No. 20020830-0105354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather D. Warner and husband, Scott P. Warner by Warranty Deed from Harris Homes LLC, a Delaware Limited Liability Company, dated August 15, 2003, of record in Instrument Number 20030828-0125032, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20020830-0105354, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 11568, Page 311 and Instrument Number 20000413-0037474, Register's Office for Davidson County, Tennessee.
4) Property is subject to the By-Laws of record in Book 11568, Page 301, said Register's Office.
5) Property is subject to the Common Area conveyed to the HOA of record in Instrument Number 20031014-0151693 and Instrument Number 20041229-0153516, said Register's Office.
6) Property is subject to the Stormwater Detention Agreement of record in Book 11338, Page 738, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2113 Sherbrooke Lane, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 31st day of March, 2016.

Heather D Warner
Heather D. Warner

Scott P. Warner
Scott P. Warner

BILL GARRETT, Davidson County
Trans:T20160026593 DEEDWARR
Recvd: 04/01/16 14:18 2 pgs
Fees:13.00 Taxes:1243.20
20160401-0031186

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Heather D. Warner and Scott P. Warner, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076