BILL GARRETT, Davidson County
Trans:T20160033103 DEEDWARR
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Fees:13.00 Taxes:94.35
20160422-0039112

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen L. Hammerman	Stephen L. Hammerman (NAME)	01816008700
3405 Long Hollow Pike (ADDRESS)	3405 Long Hollow Pike (ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steve Gill, d/b/a Margildor Investments, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen L. Hammerman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MCCLARE STREET AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO FRED O'SAILE AND WIFE, BY DEED OF RECORD IN BOOK 2645, PAGE 423; THENCE WITH THE MARGIN OF SAID STREET, SOUTH 80 1/4 DEGREES WEST 60 FEET TO A POINT; THENCE NORTHERLY 212 FEET MORE OR LESS TO A POINT; THENCE NORTH 80-3/4 DEGREES EAST 60 FEET TO A POINT IN THE NORTHEAST CORNER OF A 5 FOOT STRIP CONVEYED TO F.A. WARMACK, BY DEED IN BOOK 2645, PAGE 425; THENCE ALONG THE EASTERLY LINE OF SAID STRIP SOUTHERLY 101 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO FRED O'SAILE AND WIFE ABOVE MENTIONED; THENCE ALONG O'SAILE'S WESTERLY LINE, SOUTHERLY 110 FEET, MORE OR LESS TO THE BEGINNING.

BEING THE PROPERTY CONVEYED TO STEVE GILL, D/B/A MARGILDOR INVESTMENTS, BY DEED FROM BILLY JEAN MARCIN, EXECUTRIX OF THE ESTATE OF SARAH DEE HILL, DECEASED, OF RECORD IN BOOK 6728, PAGE 878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 117 Old Brick Church Pike, Goodlettsville, TN 37072
(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/our hand(s) this 20th day of April, 2016.

WARRANTY DEED
(Continued)

Steve Gill, d/b/a Margildor Investments

BY: _____
David Marcin, Partner

By: _____
Steve Gill, Partner

By: _____
Mary Anna Womeldorf, Partner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Marcin, Steve Gill, and Mary Anna Womeldorf, the herein bargainor(s), with whom I am personally acquainted (or 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 and official seal, this the 20th day of April, 2016.

_____
Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072