WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Hamling	New Owner	116-02-0-001-00
(NAME)	(NAME)	
209 Wilsonia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Vicki Hudlow-McAnally, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas W. Hamling and Carlisle C. Hamling, ** _____, 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: **husband and wife

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Hillwood Estates Section Four of record in Plat Book 2133, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vicki Hudlow-McAnally by Quitclaim Deed from Lyman C. McAnally, Jr. of record in Instrument No. 20001222-0125669 Register's Office for Davidson County, Tennessee, dated December 15, 2000 and recorded on December 22, 2000;said property being previously conveyed to Lyman C. McAnally, Jr., and wife, Vicki Hudlow McAnally, by Warranty Deed from Jayakumar Reddy Kambam and wife, Hamsaveni Kambam, of record in Book 8919, page 50, Register's Office for Davidson County, Tennessee, dated April 15, 1993 and recorded on April 16, 1993. Lyman C. "Mac" McAnally, Jr., and Vicki Hudlow-McAnally having since divorced, Civil Action No. 99D-3081, fourth Circuit Court of Davidson County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 209 Wilsonia Avenue, Nashville, TN 37205

(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.

BILL GARRETT, Davidson County
Trans:T20160060089 DEEDWARR
Recvd: 07/13/16 14:29 2 pgs
Fees:13.00 Taxes:2960.00

20160713-0071892

Witness my hand this 30th day of June, 2016.

Vicki Hudlow-McAnally

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vicki Hudlow-McAnally**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-6-2020

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020