BILL GARRETT, Davidson County
Trans:T20160061803 DEEDWARR
Recvd: 07/19/16 09:05 2 pgs
Fees:13.00 Taxes:1665.00
20160719-0073944

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2016. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Katelyn R. Hamby and Jonathan S. Hamby 1731 Kingsbury Drive Nashville, TN 37215	Send Tax Bills To: Parkside Lending LLC 1130 Howard Street San Francisco, CA 94103	Map-Parcel Number: 158 08 0 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUNE T. MCPHERSON, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KATELYN R. HAMBY AND JONATHAN S. HAMBY, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 551, as shown on the map entitled the Plan of Hillsboro Park, Section 10, of record in Plat Book 2900, page 73, 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 John A. McPherson and wife, June T. McPherson, by deed from Estes-Taylor Company, a Tennessee Corporation, of record in Book 3642, page 384, dated February 18, 1960, said Register's Office. Being further conveyed to June T. McPherson, of record in Book 10754, page 850, dated January 9, 1998, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2900, page 73, Register's Office for Davidson County, Tennessee.

3. Water Line Easement of record in Book 872, page 505, Register's Office for Davidson County, Tennessee.

4. Encroachment Easement of record in Book 7557, page 785, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1731 Kingsbury Drive, Nashville, TN 37215**.

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of July, 2016.

June T. McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, June T. McPherson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2016

(Seal)

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2018

Notary Public

My Commission Expires: _____