WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160062835 DEEDWARR
Recvd: 07/21/16 13:08 2 pgs
Fees: 13.00 Taxes: 1317.20
20160721-0075229

State of Tennessee
County of DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SHIRA HUGHES My Commission Expires 10-11-2017

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Hamby and Shelby McDonald	New Owner	14709007200
(NAME)	(NAME)	
4960 Briarwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Joseph G. Salloum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Hamby, an unmarried man and Shelby R. McDonald, an unmarried woman,** 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:

as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot 16, SECTION 1, CALDWELL COUNTRY ESTATES. as shown on plat of record in Plat Book 2663, Pages 68 & 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph G. Salloum, married, by Warranty Deed from Michael B. O'Malley, W. Chris O'Malley, John H. Stephan, and Paula Roseberry, recorded on November 12, 2015, of record in Instrument No. 20151112-0114710, Register's Office for Davidson County, Tennessee. Said property was never primary marital residence of grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4960 Briarwood Drive, 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/our hands this 15th day of July, 2016.

Joseph G. Salloum

State of Tennessee
County of Williamson

Personally appeared before me Joseph G. Salloum, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11856

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF
My Comm. Expires November 13, 2017