Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Affiant

Subscribed and sworn to before me, this 12th day of August 2016.

Notary Public

My commission expires: January 5, 2020

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF SHERI ENGEL

Davidson County DEEDWARR
Recvd: 08/12/16 12:16 3 pgs
Fees:18.00 Taxes:1368.63
20160812-0084231

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ronald Lee Hamby	Same ~~United Wholesale Mortgage~~	064030A10300CO
2020 Dunedin Cv	~~P.O. Box 202028~~	
Old Hickory TN 37138	~~Florence, SC 29502-2028~~	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James M. Bosi and wife Lucie T. Bosi hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Donna Leake Hamby and Ronald Lee Hamby, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 184 on the Plan of Phase Eleven, Section Two, Brandywine Pointe, of record in Book 9700, Page 241, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Bosi and wife Lucie T. Bosi by deed dated March 29, 2013 from Kenneth E. Tempelmeyer, Trustee of the Tempelmeyer Family Revocable Living Trust dated September 6, 2006 of record in Instrument No. 20130401-0031545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brandywine Pointe (A Planned Unit Development), Phase Eleven, Section Two, of record in Book 9700 Page 241, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10194 page 767 and

amended in Instrument No. 20151207-0122778, and in any allied instruments(s) referred to in said restrictions. 4) Charter for Brandywine Homeowners Association of record in Book 9013 Page 39

This property is improved property known as 2020 Dunedin Cv, Old Hickory, Tennessee 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 12th day of August, 2016.

James M. Bosi

James M. Bosi

Lucie T. Bosi

Lucie T. Bosi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Bosi and Lucie T. Bosi, the 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 at Brentwood, Tennessee, this 12th day of August, 2016.

Notary Public

SHERI ENGLISH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission expires January 5, 2020

FILE NO: 09569

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY