RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160196

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20160070545 DEEDWARR
Recvd: 08/15/16 11:10 2 pgs
Fees: 13.00 Taxes: 784.40
20160815-0084721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2016.

NOTARY PUBLIC

My commission expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Amanda A. Sowers and Kevin L. Sowers, Jr.<br>4604 Cather Court<br>Nashville, TN 37214 | New Owner | 062 02 0B 207.00CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Twelve Thousand and 00/100 Dollars ($212,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHANNON L. HAMM, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMANDA A. SOWERS KEVIN L. SOWERS, JR., WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Abbington Park, Phase One, Section Five, a Planned Unit Development, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Shannon L. Hamm, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 11/20/2006, recorded 11/22/2006, of record in Instrument Number 20061122-0145413, in the

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of August, 2016.

**SHANNON L. HAMM**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Shannon L. Hamm, 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 seal, this the 11th day of August, 2016.




Brenda K. DePriest
Notary Public

Brenda K. DePriest
Printed Notary Name

My commission expires: 2-25-19