BILL GARRETT, Davidson County
Trans:T20160072423 DEEDWARR
Recvd: 08/19/16 09:14 2 pgs
Fees:13.00 Taxes:693.75
20160819-0086717

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Pamela Sue Parker
4545 Andrew Jackson Parkway
Hermitage, TN 37076-1416

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-04-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robin S. Hamden, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Pamella Sue Parker, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section Three, Tulip Grove Subdivision of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot no. 115 fronts 100 feet on the Easterly side of Andrew Jackson Parkway, and runs back 156.85 feet on the Northerly line, and 154.43 feet on the Southerly line to a dead line in the rear measuring 108.36 feet thereon.

Being the same property conveyed to Robin S. Hamden and wife, Denise D. Hamden by Warranty deed from Home Trust Partners, LLC, a Tennessee Limited Liability Company of record in Book 11208, page 84, Register's Office for Davidson County, Tennessee, dated September 01, 1998 and recorded on November 17, 1998.

Being the same property conveyed to Robin S. Hamden, an unmarried man by Quit Claim Deed from Robin S. Hamden and Denise D. Hamden, now known as Denis D. Mistich of record in Instrument No. 20160802-0079684, Register's Office for Davidson County, Tennessee, dated August 2, 2016 and recorded on August 2, 2016.

This is improved property known as: **4545 Andrew Jackson Parkway, Hermitage, Tennessee 37076-1416**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3700, page 146, and restrictions in Book 4181, page 95, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 15th day of August, 2016.

Robin S. Hamden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robin S. Hamden,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $187,500.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

File No: 169589