This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3187**

BILL GARRETT, Davidson County
Trans:T20170017162 DEEDWARR
Recvd: 02/28/17 09:06 2 pgs
Fees:13.00 Taxes:699.30
20170228-0019614

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gavin L. Hammers and wife, Rachel E. Hammers,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Katie Sandlin, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 26 on the Plan of Timber Ridge, of record in Instrument Number 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gavin L. Hammers and wife, Rachel E. Hammers by Warranty Deed from Precision Homes, Inc., dated 10/12/2007 and filed for record on 10/15/2007 in Instrument Number 20071015-0121946, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1808 Timber Grove, Nashville, Tennessee, 37214.

Map and Parcel: 108160A02600CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 23rd day of February, 2017.

Gavin L. Hammers -Grantor

Rachel E. Hammers -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gavin L. Hammers and Rachel E. Hammers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of February, 2017.

NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$189,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 23rd day of February, 2017.

Affiant

NOTARY PUBLIC

My commission expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Grantee(s) Name, Address:	Send Tax Statement To:
Katie Sandlin	new owner
1808 Timber Grove	
Nashville, TN 37214	