BILL GARRETT, Davidson County
Trans:T20170017524 DEEDWARR
Recvd: 03/01/17 09:13 2 pgs
Fees:13.00 Taxes:1258.00
20170301-0020044

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

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

Notary Public
My Commission Expires: 10/23/19

17-0052

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gavin Hammers	Gardner Fin. Svc.	
1808 Clinch Place	3503 Paesanos Pkwy	064-03-0A-076.00-CO
Old Hickory, TN 37138	San Antonio, TX 78231	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alina Elizabeth Coleman, now Alina Coleman Handley, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rachel Elizabeth Hammers and Gavin Leigh Hammers, a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Phase Twelve, Section Two Brandywine Pointe, of record in Plat Book 9700, Page 15, as amended in Book 9828, Page 823, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Alina Elizabeth Coleman, unmarried by Warranty deed from Adrian P. Trumper and wife, Valerie M. Trumper of record in Instrument No. 20000302-0020828 Register's Office for Davidson County, Tennessee, dated February 28, 2000 and recorded on March 02, 2000.

Michael Handley, husband of Alina Handley, joins in the execution of this instrument to convey his marital interest, if any, in subject property

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1808 Clinch Place, Old Hickory, TN 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 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 our hands this 23rd day of February, 2017.

Alina Coleman Handley

Michael Handley

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 **Alina Coleman Handley and Michael Handley**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of February, 2017.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

