This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 163040A44900CO

Davidson County DEEDWARR
Recvd: 03/16/17 11:10 3 pgs
Fees:18.00 Taxes:558.70
20170316-0025748

NAME & ADDRESS OF NEW OWNER:
Sharon Hammonds
3001 Hamilton Church Rd., Unit 449
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LESLEIGH C. LEE, AN UNMARRIED WOMAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SHARON HAMMONDS,** _____ "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit 449, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No.20060206-0014793, of the Register's Office for Davidson County, Tennessee..

BEING the same property conveyed to Lesleigh C. Lee, an unmarried woman, by Warranty Deed from R. J. York Homes, LLC, dated July 14, 2006, appearing of record in Instrument No. 20060719-0087132, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No. 20040212-0016945 and amended in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.; By-Laws of Hamilton Crossings Townhomes, of record in Instrument No. 20040212-0016946, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20030731-0108672, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Hamilton Crossings Townhomes Subdivision of record in Instrument No. 20040212-0016945; amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Subject property is located in a Planned Unit Development.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

This is improved property known as 3001 Hamilton Church Rd., # 449, Antioch, TN, 37013.

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

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of March, 2017.

Lesleigh C. Lee

Lesleigh C. Lee

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lesleigh C. Lee, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 12-18-19

NATASHA ROBERTSON NOTARY PUBLIC MY COMMISSION EXPIRES 12-18-2019 COBB COUNTY, GEORGIA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $151,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 1-4-18

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

[Space Below This Line For Recording Data]

True Copy of Certification

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

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Bonnie J. Curry, Notary Public

My commission expires on 11/04/18

