Davidson County	DEEDWARR
Recvd: 04/03/17 14:33	3 pgs
Fees:18.00 Taxes:695.23	
20170403-0032418	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,900.00

Shannon Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2017

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Cheryl M Rodgers
Notary Public

MY COMMISSION EXPIRES: 12-22-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shannon Jones	Movement Mortgage, LLC	091 10 0 365.00
(NAME)	(NAME)	
911 Morrow Road	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Seven Thousand Nine Hundred And No/100 Dollars ($187,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joy Hamm and Jerry R. Hamm, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shannon Jones, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Section Two, Morrow Meadows, of record in Book 2331, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles B. Hamm, unmarried by Warranty Deed from Grace Maudina Jenkins and Arthur David Ewing, Jr. and Roy Eugene Ewing and Arthur David Ewing, Jr. and Grace M. Jenkins as Co-Executors of the Estate of Grace Ewing, A/K/A Grace M. Ewing dated August 15, 1996 and recorded August 16, 1996 in Book 10158, Page 797, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Hamm, married by Quitclaim Deed from Jerry Hamm, as Executor of the Estate of Charles Hamm, with full authority to sell and convey, and Judy Summers, Sharon Hamm, Larry Hamm, William Hamm, and Jerry Hamm, as beneficiaries of the Estate of Charles

Hamm dated March 8, 2011 and recorded May 9, 2011 as Instrument No. 20110509-0035559, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jerry Hamm and Joy R. Hamm, husband and wife by Warranty Deed from Jerry Hamm, a married man joined by his wife, Joy R. Hamm dated February 13, 2012 and recorded March 6, 2012 as Instrument No. 20120306-0019538, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 911 Morrow Road, Nashville, TN 37209

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, has 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 31st day of March, 2017

Joy Hamm

Jerry R. Hamm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joy Hamm and Jerry R. Hamm, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2017.

Notary Public

My Commission Expires:

(SEAL) 12-22-19

File Number: GRN-171086FC

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY