BILL GARRETT, Davidson County
Trans:T20170034585 DEEDWARR
Recvd: 04/25/17 09:22 2 pgs
Fees:13.00 Taxes:1824.10
20170425-0040276

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$493,000.00.**

Affiant

Subscribed and sworn to before me, this the 21 day of April, 2017

Notary Public

My commission expires: 12.12.18

(AFFIX SEAL)

AMANDA MANNOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chris Denny and Rachel Denny	Wells Fargo Home Mtg.	**103-05-OA-006.00 CO**
106 Stoneway Close	2701 Wells Fargo Way	
Nashville, TN 37209	Minneapolis, MN 55467	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRANDON BLAKE HAMMOND, UNMARRIED,**
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHRIS DENNY AND RACHEL DENNY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 5716-B, Part of Lot No. 87 on the Plan of Stoneway Close, of record in Book 3300, Page 28, amended in Book 7900, Page 199, Register's Office for said County and to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Brandon Blake Hammond, unmarried by deed from Jerod Jackson and wife, Mary Beth Jackson, of record in Instrument No. 20130909-0094975, dated September 4, 2013, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 106 Stoneway Close, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 21st day of April, 2017.

BRANDON BLAKE HAMMOND

State of Tennessee)
County of Davidson)

On this 21st day of April, 2017, before me personally appeared, **BRANDON BLAKE HAMMOND,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 8.20.2019

Notary Public

