BILL GARRETT, Davidson County
Trans:T20170036334 DEEDWARR
Recvd: 05/01/17 10:13 2 pgs
Fees:13.00 Taxes:865.80
20170501-0042303

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gurney Howard & Robin Howard
216 Cahaba Cove
Hermitage, TN 37076

SEND TAX BILL TO:
Gurney & Robin Howard
5552 Alma Dr.
Winston Salem NC 27015

MAP/PARCEL 086-08-0A-006.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Drew Christopher Hatton, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Gurney Howard and Robin Howard, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 409 on the Final P.U.D. Plan, Phase II, Camden Woods, as of record in Plat Book 6900, Page 735, as amended in Book 8091, Page 795, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Drew Christopher Hatton, a single man by Warranty Deed from Chad Burgess and Judith Maxwell Burgess, Husband and Wife, recorded on the 6th day of May, 2013 in Instrument No. 20130506-0045302, in the Register's Office of Davidson County, Tennessee.

Vanessa Hatton, the spouse of Drew Christopher Hatton, joins in this conveyance to convey any and all right, title, or interest she/he may have in the above described property by virtue of being the spouse of Drew Christopher Hatton.

This is improved property known as: **216 Cahaba Cove, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 27 day of April, 2017.

WITNESS MY HAND on this the 26 day of April, 2017

Drew Christopher Hatton

Drew Christopher Hatton

Vanessa Hatton

Vanessa Hatton

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Drew Christopher Hatton and Vanessa Hatton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26 day of April, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $234,000.00.

Drew Hatton

AFFIANT

Subscribed and sworn to before me this the 26 day of April, 2017.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 170209