THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
Darrell Lee Hamar, Trustee 4014 General Bate Drive Nashville, TN 37204	Same	Map: 73-11 Parcel: 13.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Darrell L Hamar,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **Darrell Lee Hamar, Trustee** of the **Darrell Lee Hamar Revocable Living Trust,** hereinafter referred to as Grantee, its successors and assigns, his interest in and to a certain tract or parcel of land situated and being in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 415 on the Plan of Sunset View, Section Two, of record in Book 2663, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 415 fronts 115.01 feet on the southerly margin of Donna Hill Drive and extends back 351.7 feet on the westerly line and 344.76 feet on the easterly line to a dead line in the rear, measuring 112.32 feet thereon.

Being the same property conveyed to Darrell L. Hamar and Betty M. Hamar, husband and wife, by deed from Richard A. Hughey and Martha L Hughey, husband and wife, of record in Book 11441, Pages 885-887, Register's Office for Davidson County, Tennessee. Betty M. Hamar having since died, title to property is vested solely in Darrell L. Hamar.

This conveyance is made subject to the following: 1) The plan of record in Book 2663, Page 52, said Register's Office, and all matters therein; 2) Restrictive Covenants of record in Book 2492, Page 631, and in Book 2752, Page 594, said Register's Office; 3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6471, Page 62, said Register's Office; and 5) any and all existing restrictions, easements, encumbrances and covenants of record.

This is improved property known as 2816 Donna Hill Drive, Nashville, TN 37214.

BILL GARRETT, Davidson County
Trans:T20170040682 DEEDWARR
Recvd: 05/12/17 12:02 2 pgs
Fees:12.00 Taxes:0.00
20170512-0047389

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, its successors, assigns and representatives forever. And the undersigned, 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 the same is unencumbered, except as noted above.

And, Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 10th day of May, 2017.

Darrell L Hamar

DARRELL L. HAMAR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darrell L. Hamar,** the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May 2017.

CHRISTIAN HOFSTETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 2021

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.