BILL GARRETT, Davidson County
Trans:T20170053934 DEEDWARR
Recvd: 06/23/17 11:04 2 pgs
Fees:13.00 Taxes:370.00
20170623-0063360

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176471

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Subscribed and sworn to before me, this the 22nd day of June, 2017.

_____
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Ann Moore Nicholas Moore 209 Center St. Old Hickory, TN 37138	Regions Bank D/B/A Regions Mortgage PO BOX 2153 Birmingham, AL 35287-2520	064-09-0-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peyton Lee Hamer**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Ashley Ann Moore and Nicholas Moore, Wife and Husband**, 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:

Being the Easterly 90 feet of Lots No. 1, 3, 5 and 7 of the Plan of Hadley's Bend City, Block "K", of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 1, 3, 5 and 7 together front 90 feet on the Southerly margin of Center Street and run back between parallel lines 100 feet to a dead line in the rear on which it measures 90 feet.

Being part of the same property conveyed by Last Will and Testament as recorded on the 28th day of December, 2016 in Instrument No. 20161228-0136184; Affidavit of Inheritance as recorded on the 1st day of July, 2016 in Instrument No. 20160701-0068011 and Warranty Deed from Claire L. Jasper to Ozie Winters as recorded on the 29th day of June, 1993 in Deed Book 8997, Page 619, in the Register's Office of Davidson County, Tennessee.

Peyton Lee Hamer and Payton Lee Hamer are one in the same person.

This is ☒ Improved OR ☐ Unimproved property located at: 209 Center Street, Old Hickory, TN 37138.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2017.

Peyton Lee Hamer
Peyton Lee Hamer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Peyton Lee Hamer**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of June, 2017.

Jessica Lascelle
Notary Public
My Commission expires: 11-3-20

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY