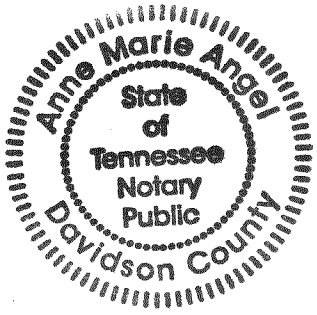
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(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).
Hilary Owens	Highlands Residential Mortgage, LTD.	072 06 0 060.00
(NAME)	(NAME)	
1010 Maynor Avenue	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/28/17 14:41 3 pgs
Fees:18.00 Taxes:847.30
20170728-0076860

For and in consideration of the sum of Two Hundred Twenty-Nine Thousand And No/100 Dollars ($229,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deborah Hamm and Joseph A. Nellums**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hilary S. Owens, married 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:

Being Lot No. 15 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the southerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Percy Nellums, Jr., and wife, Barbara R. Nellums by Warranty Deed from Juanita H. Smith, a widow dated February 14, 1962 and recorded February 15, 1962 in Book 3342, Page 99, in said Register's Office for Davidson County, Tennessee. The said Barbara F. Nellums having died on August 4, 2016 leaving Percy Nellums as the surviving tenant by entirety. The Percy Nellums having died testate on 5/17/2017, leaving Deborah K. Hamm and Joseph A. Nellums as his sole heirs at law, his Last Will and Testament, being probated in Case No. 17P1029, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee. Deborah Hamm and Joseph A. Nellums were determined to be the sole heirs-at-law by Affidavit of Heirships of record in Instrument No. 20170728-0076856, and Instrument No. 20170728-0076857, Register's Office for Davidson County, Tennessee.

File Number: GRN-173952FC

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 1010 Maynor Avenue, Nashville, TN 37216

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 24th day of July, 2017

Deborah Hamm

Deborah Hamm

Joseph A. Nellums by Deborah Hamm, his attorney-in-fact

Joseph A. Nellums
By: Deborah Hamm, His Attorney-in-fact

File Number: GRN-173952FC

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 Deborah 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 24th of July, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deborah Hamm , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph A. Nellums, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Joseph A. Nellums, for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-173952FC