WARRANTY DEED

Bill Garrett Davidson County
Batch# 2043 DEEDWARR
09/19/2017 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,811.15
20170919-0095548

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

EMILY E. MAEG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 17, 2021 Notary Public

MY COMMISSION EXPIRES: 01/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Stephen Hatmaker	Same	155-15-0-043.00
(NAME)	(NAME)	
205 Spring Ridge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Misky and Karen Misky, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Stephen Hatmaker and Tammy Lynne Hatmaker, 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of McCrory Heights, First Revision of record in Book 9700, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Misky and Karen Misky, husband and wife, by Warranty Deed from Dana Forte n/k/a Dana Sandage Ayres, married, joined by spouse, Ralph James Ayres, Jr., dated May 23, 2013, of record in Instrument No. 20130531-0055120, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 205 Spring Ridge Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, page 162; easement for overhang of record in Book 5263, page 177; easement for water line of record in Book 7142, page 518 and Book 7474, page 710; easement for sewer of record in Book 7598, page 726 and Book 7542, page 290; all of record in the Register's Office for Davidson County, Tennessee.

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, have 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 15th day of September, 2017.

John Misky

Karen Misky

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Misky and Karen Misky, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of September, 2017.

Notary Public
My Commission Expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

File No.: 26086

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 18th day of Sept., 2017

Notary's Signature

My Commission Expires: 10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY