Box 10-B

Bill Garrett Davidson County
Batch# 53210 DEEDWARR
01/30/2018 02:30:00 PM 2 pgs
Fees: $13.00 Taxes: $970.32
20180130-0009541

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,250.00

Royce C Hamm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2018.

Deborah J Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK S. HAMM & ROYCE C. HAMM, TRUSTEES OF THE HAMM FAMILY TRUST	**SAME**	**072-11-0-246.00**
(NAME) **1015 WILDERNESS WAY**	(NAME)	
(ADDRESS) **COTTONTOWN, TN 37048**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOHN T. GREGATH AND WIFE, KAY GREGATH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK S. HAMM AND ROYCE C. HAMM, TRUSTEES OF THE HAMM FAMILY TRUST DATED NOVEMBER 1, 2005,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND OR 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. 49, on the Plan of W. J. Meyers Subdivision Map showing subdivision of Lots 5, 8, 9, and Part of No. 12 in Maxeys Addition to Brownsville, of record in Plat Book 21, page 79, and in Plat Book 332, page 66, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to John T. Gregath and wife, Kay Gregath, by deed from Janet McRae and Michele Davis of record in Instrument No. 20061023-0130768, dated October 20, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Plat Book 21, page 79 and Book 332, page 66; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20070723-0086901, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2210 BURNS STREET, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 26th day of JANUARY, 2018.

JOHN T. GREGATH

KAY GREGATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John T. Gregath and Kay Gregath**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2018.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON