STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 62719 DEEDWARR
02/27/2018 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,115.55
20180227-0018322

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-26-19
File No. G18-0875D

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Lane Henslee, unmarried man (NAME)	Gardner Financial dba Legacy Mutual Mortgage ~~SPLIT~~ (NAME)	049100A04600CO
404 Parmley Lane (STREET ADDRESS)	3503 Pacsanos Pkwy (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	San Antonio, TX 78231 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mathew J. Hummel and Maleah D. Hummel, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Lane Henslee, unmarried man,** 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. 46 on the plan of PARMLEY COVE, PHASE II, as shown by plat of record in Instrument # 20150727-0073286 and corrected by Surveyors Certificate of Correction in Instrument # 20151228-0129764, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mathew J. Hummel and Maleah D. Hummel, husband and wife from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed dated December 23, 2015, as Instrument No. 20151228-0129764, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 20150727-0073286 and Surveyor's Certificate of Correction in Instrument # 20151228-0130216, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Instrument # 20130405-0033834, Register's Office for Davidson County, Tennessee.

3. Anchor Easement as recorded in Book 5596, page 797, Register's Office for Davidson County, Tennessee.

4. Charter for Parmley Cove Homeowner's Association of record in Instrument # 20130925-0100584, Register's Office for Davidson County, Tennessee.

5. Storm Water Maintenance Agreement as recorded in Instrument # 20110308-0018355 Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 404 Parmley Lane, Nashville, TN 37207.

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. 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.

Witness my/our hand(s) this 26th day of February, 2018.

Mathew J. Hummel — February 26, 2018 Date

Maleah D. Hummel — February 26, 2018 Date

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 Mathew J. Hummel and Maleah D. Hummel, husband and wife, the bargainor(s), 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, this 26th day of February, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY