THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114798** Bill Garrett Davidson County Batch# 65450 DEEDWARR 03/05/2018 03:22:30 PM 3 pgs Fees: $18.00 Taxes: $841.75 20180305-0020746	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,500.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2018. Notary Public My Commission Expires: 5/30/21

ELIZABETH PASCHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Charles E. Hamby and Kelley L. Hamby 2024 Hickory Brook Drive Hermitage TN 37076	Send Tax Bills To: ~~XXXXXXXXXX~~ Farmington Mortgage 2002 Richard Jones Road Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 097-02-0A-370.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Brenton Blackwelder, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles E. Hamby and Kelley Lee Hamby, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 370 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007 110, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES BRENTON BLACKWELDER, by deed from REBEKAH FIELDS, of record in Instrument No. 20160602-0055331, dated May 23, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 097-02-0A-370.00 CO.

Lliability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20140127-0007110, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20080408-0035557, Supplementary Declaration annexing Section One, Phase 4D of record in Instrument No. 20140416-0031646, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651 and Instrument No. 20130124-0007799, said Register's Office.

Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.

Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, said Register's Office.

Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, said Register's Office.

This is improved property located at 2024 Hickory Brook Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of March, 2018.

James Brenton Blackwelder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Brenton Blackwelder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2018.

Notary Public

My Commission Expires: September 10, 2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

