WARRANTY DEED

Bill Garrett Davidson County
Batch# 76813 **DEEDWARR**
04/06/2018 09:53:22 AM 2 pgs
Fees: $13.00 Taxes: $2,188.55

20180406-0032354

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018
(AFFIX SEAL)

M-VRES-18-1105

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron Stewart Drummond	MOUNTAIN COMMERCE BANK	
(NAME)	(NAME)	
1105 Clayton Avenue	P.O. Box 6047	**118-05-0-036.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY K. AMBLER AND WIFE, LAURA R. AMBLER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CAMERON STEWART DRUMMOND,** unmarried, hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly 60.0 feet of Lot No. 20 on the plan of the South part of D.L.G. Noel's Property of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee. Said property fronts 60.0 feet on the Southerly margin of Clayton Avenue and extends back between parallel lines a distance of 140.00 feet to a dead line.

Being the same property conveyed to Timothy K. Ambler and wife, Laura R. Ambler by Warranty Deed from Kaye S. Savage, unmarried of record in Instrument No. 20090701-0061461 Register's Office for Davidson County, Tennessee, dated June 29, 2009 and recorded on July 01, 2009 and Scrivener's Affidavit recorded on November 03, 2011 in Instrument No. 20111103-0085914, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1105 Clayton Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF MARCH, 2018.

Timothy K. Ambler

Laura R. Ambler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY K. AMBLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA R. AMBLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public

My Commission Expires: _____
(SEAL)

PAUL HINMAN
PUBLIC
DSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212