RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER: Taylor Grubbs
Kaitlin E. Grubbs
6916 Harpeth Glen Trace
Nashville, TN 37221

SEND TAX BILL TO:

Bill Garrett Davidson County
Batch# 94333 DEEDWARR
05/18/2018 11:20:52 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20180518-0047793

MAP-PARCEL NOS. 155-3-D-67.00 CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lynne M. Hammer, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Taylor Grubbs and Kaitlin E. Grubbs, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Final Plat of Allens Green, Section 1, of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Lynne M. Hammer from Zaring Homes, Inc., as Ohio Corporation, by General Warranty Deed recorded on February 24, 1995, in Book 9603, Page 659, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6916 Harpeth Glen Trace, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been paid by Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 7900, Page 632, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions, Liens and Reservation of Easements for Allens Green Homeowners, Inc., in Book 9231, Page 789, said Register's Office.(4) By-Laws in Book 9231, Page 816, said Register's Office.(5) Dedication of Public Utilities Easement in Book 8626, Page 884, said Register's Office.(6) Permanent Drainage Easement in Book 8278, Page 236, said Register's Office.(7) Charter for the Homeowners Association in Book 9231, Page 825, said Register's Office.(8) Stormwater Detention Agreement in Book 9278, Page 36, said Register's Office.(9) Quitclaim to Homeowners Association for Open Space in Book 11411, Page 193, said Register's Office.(10) Boundary Plat in Plat Book 7900, Page 585, said Register's Office.

James Yarbrough, spouse of Lynne M. Hammer, joins in this Deed to convey any and all interest he may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of May 2018.

Lynne M. Hammer by Ruth Arnold, Attorney in Fact

Lynne M. Hammer by Ruth Arnold, Attorney in Fact

James Yarbrough by Ruth Arnold, Attorney in Fact

James Yarbrough by Ruth Arnold, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of May 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ruth Arnold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Lynne M. Hammer, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Duable Power of Attorney to Sell Real Property" recorded in Instrument No. 20180518-0047791 in said Register's Office.

Witness my hand and official seal at office, this 16th day of May 2018.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of May 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ruth Arnold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of James Yarbrough, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Duable Power of Attorney to Sell Real Property" recorded in Instrument No. 20180518-0047792 in said Register's Office.

Witness my hand and official seal at office, this 16th day of May 2018.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $400,000.00.

Kathy Snider
Affiant

Subscribed and sworn before me this 17th day of May 2018.

Notary Public
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

File No. 1804K100