Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1048

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2018

Notary Public
Commission Expires: 04/06/20

DANA DELOACH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-RU-B-2723

Bill Garrett Davidson County
Batch# 98791 DEEDWARR
06/01/2018 09:55:24 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180601-0052178

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leila Mzali 2723 Bobby Avenue Nashville, TN 37216-2907	new owner	073-01-0-077.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Annette M. Hammer and Amos Hammer, married to each other

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leila M. Mzali, a single woman and Joey Mayer, a married woman, as tenants in common with rights of survivorship

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, TN, being Lot No. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z.J. Wilkinson, surveyor, 09-02-1945.

Beginning at a point in the Northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, Northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, Easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28; Southerly 140 feet to the Northerly margin of Bobby Avenue; thence with the margin of the same Westerly 75 feet to the point of beginning.

Being the same property conveyed to Annette M. Hammar, a single person by Warranty deed from Lori A. Weaver, unmarried of record in Instrument No. 20150709-0066969 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 9, 2015. (Value of consideration shown in aforementioned deed $240,000.00.) Being also known as 2723 Bobby Avenue Nashville, Tennessee 372162907.

Amos Hammer joins in the execution of this instrument for the purpose of conveying any marital interest she may have in subject property as the spouse of Annette M. Hammer.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2723 Bobby Avenue, Nashville, TN 37216-2907.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of May, 2018.

Annette M. Hammer

Amos Hammer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annette M. Hammer and Amos Hammer** 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 29th day of May, 2018.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21

(Notary Seal)