WARRANTY DEED

Bill Garrett Davidson County
Batch# 102420 DEEDWARR
06/08/2018 11:32:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180608-0055261

A-ER-18-931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/2/22

(AFFIX SEAL)

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)
Jacob Buzonowski	**New Owner**	
(NAME)	(NAME)	**108-16-0-348.00**
931 Hammack Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4351		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE AMMONS FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB BUZONOWSKI, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 164B on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171 of record in Plat Book 6250, Page 901, amending Plat Book 6250, page 356 and 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Fred Ammons and wife, Frances Lucille Ammons by Warranty deed from Robert E. LaBrec and wife, Ithaca S. LaBrec of record in Book 6872, page 210, Register's Office for Davidson County, Tennessee, dated May 16, 1986 and recorded on May 30, 1986.

Being the same property conveyed to The Ammons Family Trust by Quitclaim deed from M. Fred and Frances L. Ammons of record in Book 10276, page 817, Register's Office for Davidson County, Tennessee, dated November 15, 1996 and recorded on December 2, 1996.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 901, amending Plat book 6250, pages 356-357, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, as amended in Book 6020, page 270 and Book 6097, page 11, in the Register's Office for Davidson County, Tennessee.
- Ingress and egress and public utilities easement as reserved in the deed of record in Book 6071, Page 482, in the Register's Office for Davidson County, Tennessee.
- Ingress and egress easement of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains of record in Book 6147, Page 886, in the Register's Office for Davidson County, Tennessee.
- Conveyance of sewer lines of record in Book 6147, Page 893, in the 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: **931 Hammack Drive, Nashville, Tennessee 37214-4351**.

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 my/our hand(s) this the 6th DAY OF JUNE, 2018.

The Ammons Family Trust

BY: Richard Lee Ammons

Richard Lee Ammons
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD LEE AMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SUCCESSOR TRUSTEE of THE AMMONS FAMILY TRUST, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SUCCESSOR TRUSTEE.

Witness my hand and official seal, this the 6th of June, 2018.

Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY