THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24774

Bill Garrett Davidson County
Batch# 106979 **DEEDWARR**
06/21/2018 08:19:16 AM 2 pgs
Fees: $13.00 Taxes: $1,750.10

20180621-0059696

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 473,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Hammond and Julie Hammond	new owners	
2010 B Benjamin Street		083060J00200CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Wilfred A. Lumbang and Dean H. Oleole, both unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Hammond and Julie Hammond, husband and wife,**

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, Tennessee, being Unit B, Homes at 2010 Benjamin Street, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 2010 Benjamin Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106933, Register's Office for Davidson County, Tennessee, and depicted on Exhibit "B" of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wilfred A. Lumbang, unmarried and Dean H. Oleole, unmarried, joint tenants with the right of survivorship by Warranty deed from Linda J. Turner, a single woman of record in Instrument No. 20160404-0031773 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 04, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2010 B Benjamin Street, Nashville, TN 37206.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CH-18-2010

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 do 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 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 18th day of June, 2018.

Wilfred A. Lumbang by Dean H. Oleole, Attorney-in-Fact

Wilfred A. Lumbang by Dean H. Oleole, Attorney-in-Fact

Dean H. Oleole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 18th day of June, 2018.

My Commission expires: March 3 2020

R. L. MUZE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Dean H. Oleole,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Wilfred A. Lumbang** and who acknowledged that he executed the same as the free act and deed of **Wilfred A. Lumbang.**

Witness my hand and official seal this the 14th day of June, 2018.

My Commission expires: March 3, 2020

R. L. MUZE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public