

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2018.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 107733 **DEEDWARR**
06/25/2018 09:14:34 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20180625-0060791

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ann Hammock	new owner	**116-08-0E-110.00-CO**
110 Prospect Hill		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shawn P. Lehman-Grimes and Mayra O. Lehman-Grimes, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann Hammock , a married woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 110 on the Plan of Sugar Tree Phase 3 (Revised) , a Planned Unit Development, of record in Plat Book 5050, Pages 67 through 71, inclusive and as amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, 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 Shawn P. Lehman-Grimes and Mayra O. Lehman-Grimes, husband and wife by Warranty deed from Tayler G. Webb and James A. Webb, IV, wife and husband of record in Instrument No. 20141112-0104555 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on November 12, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 110 Prospect Hill, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF 15th day of June, 2018:

Shawn P. Lehman-Grimes

Mayra O. Lehman-Grimes

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Shawn P. Lehman-Grimes and Mayra O. Lehman-Grimes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the ~~15th~~ 19TH day of June, 2018.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20181289R