RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180600237

WARRANTY DEED

Bill Garrett Davidson County
Batch# 112299 **DEEDWARR**
07/03/2018 11:25:57 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13

20180703-0064430

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Phillip Hamrick and Connie Jo Hamrick **120 Connor Drive** **Goodlettsville, TN 37072**	CMG 3160 Crow Canyon San Ramon CA 94583	**025-12-0-010.00**

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, WE,

Cathy R. Stoecker, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon Phillip Hamrick and Connie Jo Hamrick, 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, described as follows, to wit:

TRACT I: Being the Westerly or rear parts of Lots 9 and 10 on the unrecorded plan of Lily Bell Farm in Goodlettsville, Tennessee, and described according to a survey thereof made by James A. Hamilton, Jr., Surveyor, April 5, 1952, as follows:

BEGINNING at a point in the common line of Lots 10 and 11, in a fence, said point being North 77 deg. 40' West 351.2 feet, more or less, from the Westerly margin of Dickerson Road; thence with the line between Lots 10 and 11, North 77 deg. 40' West 521 feet to a point; thence North 19 deg. East 200 feet to a corner of Lots 8 and 9; thence with the line between said lots, South 77 deg. 40' East, 467.6 feet to a point in said line and in a fence line; thence along said fence line, Southerly 201 feet to the point of beginning.

TRACT II: Beginning at an iron pin in an old fence line, said pin being the SW corner of herein described tract and being the NW corner of William C. Rion property of record in Book 4228, Page 249, Register's Office for Davidson County, Tennessee, thence with the east line of Carpenter (Book 4214, Page 555) N. 25 deg. 34' 04" E 114.24 feet to an iron pin in said fence line; thence leaving the line of Carpenter S70 deg. 37' 52" E 251.09 feet to an iron pin; thence S 28 deg. 51' 38" W 64.12 to an iron pin: thence S 70 deg. 30' 12" E 170.59 feet to an iron pin in the west line of Crutchfield (Book 3768, Page 235); thence with the li/ne of Crutchfield S 25 deg. 33' 21" 11 W 49.98 feet to an iron pin, said pin being Crutchfield's SW corner and being in the north line of W. C. Rion (Book 4428, Page 249); thence with Rion's north line N 70 deg. 40' 00" W 418.05 feet to the point of beginning, as described according to a survey by Tommy E. Walker, dated 12/20/85.

BEING the same property conveyed to John G. Stoecker, III and wife, Cathy R. Stoecker, by Warranty Deed from Virginia L. Parish a/k/a Virginia Parish and husband, Hobart Parish, dated 9/9/09 and recorded 9/14/09 in Instrument No. 20090914-0085483, Register's Office for Davidson County, Tennessee. The said John G. Stoecker having since died leaving property vested solely to Cathy R. Stoecker.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **120 Connor Drive, Goodlettsville, TN 37072**
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 28th day of June, 2018.

Cathy R. Stoecker

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 Cathy R. Stoecker the bargainor(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 and official seal at Nashville, Tennessee, this 28th day of June, 2018.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022