WARRANTY DEED

Bill Garrett Davidson County
Batch# 114183 DEEDWARR
07/09/2018 03:52:18 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20180709-0066252

JM-BR-18-0

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Brandon Hummel and Andrea Hummel	**NEW OWNER**	
(NAME)	(NAME)	
9228 Sawyer Brown Road		**112-00-0-106.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MARJORIE JUNE WAYMAN AND KENNETH R. WAYMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON HUMMEL AND ANDREA HUMMEL, HUSBAND AND WIFE,** 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:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF PEGRAM, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH AND EAST BY SEARS ROAD. BOUNDED ON THE SOUTH BY THE MICHAEL R. KOOB, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8957, PAGE 206-R.O.D.C.,TN AND THE ROBERT E. & GLADYS L. WOODARD PROPERTY AS OF RECORD IN DEED BOOK 9324, PAGE 224-R.O.D.C., TN. BOUNDED ON THE WEST BY THE JACK R. UNDERWOOD PROPERTY AS OF RECORD IN DEED BOOK 119, PAGE 52-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SEARS ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE MICHAEL R. KOOB, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8957, PAGE 206-R.O.D.C., TN AND THE ROBERT E. & GLADYS L. WOODARD PROPERTY AS OF RECORD IN DEED BOOK 9324, PAGE 224-R.O.D.C., TN. NORTH 74 DEGREES 45 MINUTES 14 SECONDS WEST 358.88 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE JACK R. UNDERWOOD PROPERTY AS OF RECORD IN DEED BOOK 119, PAGE 52-R.O.D.C., TN. NORTH 13 DEGREES 43 MINUTES 49 SECONDS WEST 326.94 FEET TO A POINT;

THENCE, WITH SEARS ROAD, SOUTH 54 DEGREES 45 MINUTES 14 SECONDS EAST 462.00 FEET TO A POINT;

THENCE, SOUTH 17 DEGREES 45 MINUTES 14 SECONDS EAST 152.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,539 sq.ft. or 1.66 Acres, more or less.

Being a portion of the same property conveyed to Marjorie June Wayman and husband, Kenneth R. Wayman by Quitclaim Deed from Jack Glen Lavender and Marjorie June Wayman and husband, Kenneth R. Wayman, of record in Book 314, Page 336, Register's Office for Cheatham County, Tennessee, recorded on February 8, 1992, and of record in Instrument No. 20120516-0042378, in the Register's Office for Davidson County, Tennessee, recorded on May 16, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Utility Easement to Harpeth Valley Utility District of record in Book 392, Page 117, in the Register's Office

for Cheatham County, Tennessee.
• Right of Way set out in Deeds of record in Book 72, Page 22, Book 99, Page 237, Book 288, Page 768 and Book 314, Page 336, in the Register's Office for Cheatham County, Tennessee, and in Instrument No. 20120516-0042378, 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: **0 Sears Rd., Pegram, Tennessee 37143**.

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 3rd DAY OF JULY, 2018.

Marjorie June Wayman

Kenneth R. Wayman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARJORIE JUNE WAYMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2018.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH R. WAYMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2018.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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