THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Stephen T. & Hayley E. Hammond
783 Evening Ave
Antioch, Tennessee 37013
SEND TAX BILLS TO:

SAME

Record and return to:
Victory Title & Escrow, LLC
95 President Pl., Ste. 203
myrna, TN 37167

Bill Garrett Davidson County
Batch# 118517 DEEDWARR
07/19/2018 11:08:00 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180719-0070448

WARRANTY DEED

(Map /Parcel: 174-13-0A-142.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **STACEY L. BUTLER F/K/A STACEY ALEXANDER and JAMIE R. BUTLER, wife and husband,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **STEPHEN TODD HAMMOND and wife, HAYLEY E. HAMMOND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 142, Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, according to plat and survey of same appearing of record in Instrument No. 20150211-0012821, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Stacey Alexander, a married woman, by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation, dated August 7, 2015, of record in Instrument No. 20150810-0079382, in the Register's Office of Davidson County, Tennessee.
>
> Stacey Alexander having since married Jamie R. Butler is now known as Stacey L. Butler. Jamie R. Butler enters into this conveyance by virtue of his marriage to the said Stacey L. Butler and hereby conveys any and all interests he may have by virtue of his marriage or otherwise in the above described real property.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20150211-0012821; Restrictive Covenants of record in Instrument No. 20070605-0067129; Instrument No. 20110203-0009586; Instrument No. 20130712-007209; Instrument No. 20150227-0017000; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 783 Evening Ave, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 18th day of July, 2018.

STACEY L. BUTLER

JAMIE R. BUTLER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacey L. Butler and Jamie R. Butler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: AUGUST 22, 2021

(SEAL)

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of July, 2018.

Notary Public

My commission Expires: AUGUST 22, 2021

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180473