THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Mary Anne Hatmaker et al
205 Spring Ridge Court
Nashville, TN 37221

Send Tax Bills To
Richard Stephen Hatmaker
205 Spring Ridge Court
Nashville, TN 37221

Map-Parcel No.
155 15 0 043.00

Warranty Deed

Grantors: Richard Stephen Hatmaker and Tammy Lynn Hatmaker, husband and wife
Grantee: Richard Stephen Hatmaker and Mary Anne Hatmaker as tenants in common

That for the consideration hereafter expressed, Grantors have bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of McCrory Heights, First Revision of record in Book 9700, page 162, 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 Richard Stephen Hatmaker and Tammy Lynne Hatmaker, husband and wife, by deed from John Misky and Karen Misky, husband and wife, of record in Instrument No. 20170919-0095548, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 205 Spring Ridge Court, Nashville, TN 37221..

The effect of this conveyance is to vest an undivided fee simple interest with a value of $ 123,460.00 in the Mary Anne Hatmaker, Grantee, who holds this partial interest as a tenant in common with Richard Stephen Hatmaker.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantors covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantors covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Richard Stephen Hatmaker, Grantor

Tammy Lynn Hatmaker, Grantor

Bill Garrett Davidson County
Batch# 120230 DEEDWARR
07/24/2018 12:53:34 PM 2 pgs
Fees: $13.00 Taxes: $456.80

20180724-0072131

State of Tennessee
County of Davidson

On July 11, 2018, before me personally appeared Richard Stephen Hatmaker, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra Y. King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Davidson

On July 11, 2018, before me personally appeared Tammy Lynn Hatmaker, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $ 123,460.00.

Mary Anne Hatmaker
Mary Ann Hatmaker, Grantee

Sworn to and subscribed before me on July 11, 2018.

Debra Y. King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER