Bill Garrett Davidson County
Batch# 128366 DEEDWARR
08/13/2018 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180813-0079787

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0392HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
10th day of August, 2018

Notary Public
Commission Expires: 11/20/18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| James Hamby<br>4232 Old Hickory Boulevard<br>Old Hickory, TN 37138 | Castle & Cooke Mortgage, LLC<br>13751 S Wadsworth Park Dr, Ste 101<br>Draper, UT 84020 | 064-09-0-127.00 |

**WARRANTY DEED**

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, I/WE,

**George R. Wauford, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James Hamby, a single man**

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, being Lot No. 12 and the southerly 18 feet of Lot No. 13 of Block No. 4 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, Register's Office for said County.

Said Lot No. 12 and part of Lot No. 13 front together 68 feet on the easterly side of Hadley Road and run back between parallel lines, 150 feet to an alley.

Also included is any property contained in the abandonment of Right of Way Ordinance No. BL2018-1120 being 20' in width, filed with the Metro Planning Department.

BEING the same property conveyed to George R. Wauford and mother, Theresa N. Wauford, jointly for life and upon the death of either to the survivor in fee, by Warranty Deed from Ivory Mae Sheppard, dated 8/25/1970 and recorded 11/6/1970 in Book 4457, Page 554, in the Register's Office of Davidson County, Tennessee. The said Theresa Wauford having since died April 27, 1994, thereby vesting subject property solely in George R. Wauford, pursuant to Affidavit of Heirship dated 5/9/15 and recorded 5/28/15 in Instrument No. 20150528-0048931, said Register's Office.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4232 Old Hickory Boulevard, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of August, 2018.

George R. Wauford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George R. Wauford,** 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 Hendersonville, Tennessee this 10th day of August, 2018.

Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

## True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18