Karen Y Johnson Davidson County
Batch# 151585 DEEDWARR
10/16/2018 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20181016-0102177

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Debbie Hambrick
Affiant

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of October, 2018.

Patricia Nicholls
Notary Public
My commission expires: 5/5/20

06-1809-77030

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Debbie Hambrick 301 S Cameron Court Hermitage TN 37076	NEW OWNER	064-11-0-A-077.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra F. Mang, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Debbie Hambrick, an unmarried woman**, hereinafter called the Grantees, their successors 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. 77, on the Plan of Caleb Chase, a Planned Unit Development, of record in Book 6250, Pages 821 and 822, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra F. Mang, unmarried by deed from Larry D. Jones, Sr. and wife, Nancy L. Jones, Trustees, UAD dated February 3, 2000 of the Jones Revocable Living Trust and any successors in trust and any amendments thereto, dated June 13, 2002, recorded June 21, 2002, of record in Instrument No. 20020621-0075199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 S Cameron Ct, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12 day of October, 2018.

Sandra F. Mang

Sandra F. Mang

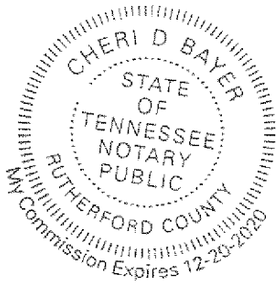
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sandra F. Mang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of October, 2018.

Cheri D. Bayer
Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020



True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.