WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155182 **DEEDWARR**
10/30/2018 02:40:19 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20181030-0107452

J-MH-18-1410-H

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/5/21
(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)
Discover TN Realty LLC	**New Owner**	
(NAME)	(NAME)	**83-2-92.00**
1410 Roberts Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MICHAEL HAMMER, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DISCOVER TN REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the Map of Martha Martin Lands, in the old 18th District of Davidson County, Tennessee, of record in Book 161, Page 101, Register's Office for said County, and being known as the west 32 feet of Lot No. 3 and the east 47 feet of Lot No. 2 on the unrecorded map of part of said Lot No. 8, described according to a copy of a survey thereof made by E.R. Southgate and Sons, as follows:

Beginning at a point in the south margin of Roberts Avenue, said point being 28 feet west of the corner of Lots Nos. 3 and 4; thence southerly parallel to the line between said Lots, 100 feet to a point which is 2 feet east of the corner of Lots Nos. 7 and 8; thence westerly 79 feet to a point; thence northerly 100 feet to the south margin of Roberts Avenue; thence with the margin of same, easterly 77 feet to the beginning.

Being the same property conveyed to Michael Hammer, Jr. by Quitclaim Deed from Melba Jean Hardison, recorded April 19, 2016 in Instrument No. 20160419-0037757, Register's Office for Davidson County, Tennessee.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 161, Page 101, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1410 Roberts Avenue, Nashville, Tennessee 37206**.

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 29th DAY OF OCTOBER, 2018.

Michael Hammer, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HAMMER, JR., 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 29th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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