Karen Y Johnson Davidson County
Batch# 179491 **DEEDWARR**
01/02/2019 10:28:49 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20190102-0000197

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,900.00

Affiant

Subscribed and sworn to before me, this 21 day of December, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Scott Sager, Jr., James Hamlett	NEW OWNER	**186040A03100CO**
8060 Canonbury Drive		
Nolensville, TN 37135		

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 ACKNOWLEDGE, WE,

Raymond W. Hamrick and wife, Kelsey C. Hamrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Scott Sager, Jr., an unmarried man and James Hamlett, unmarried 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. 216 on the plan of Final Plat, Burkitt Place, Phase 1A, Section 1, Cluster Lot Subdivision, of record in Instrument No. 20060315-0029572, as corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Raymond W. Hamrick and wife, Kelsey C. Hamrick, by Warranty Deed from Brad Rice and Lindsey R. Rice, dated April 26, 2013, of record in Instrument No. 20130501-0043704, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bylaws of record in Book 3845, page 789, said Register's Office.

PUD Boundary of record in Instrument No. 20050920-0113225, said Register's Office.

Easements of record in Instrument No. 20060317-0030915, Book 3855, page 402, Book 3657, page 344, Instrument No. 20050816-0096915, Instrument No. 20060607-0067534, Book 3940, page 211, said Register's Office.

Deed to State of Tennessee of record in Book 1481, page 273, said Register's Office.

Ingress and Egress to Cemetery of record in Book 112, page 184, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 8060 Canonbury Drive, Nolensville, TN 37135.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Raymond W. Hamrick Date: 12/21/18
Raymond W. Hamrick

Kelsey C. Hamrick Date: 12/21/18
Kelsey C. Hamrick

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Raymond W. Hamrick and Kelsey C. Hamrick, the within named Grantor(s), 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, at office, this 21 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 12-1-20

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY