WARRANTY DEED

Karen Johnson Davidson County
Batch# 184691 DEEDWARR
01/16/2019 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20190116-0004602

A-ER-18-930

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/10/2019 (AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Christopher Trevor Hawn	~~**New Owner**~~ The Federal Savings Bank	
(NAME)	(NAME)	
930 Hammack Dr.	300 N Elizabeth St. Ste 3E	**108-16-0-233.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chicago IL 60607	
(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, **RICHARD LEE AMMONS, SUCCESSOR TRUSTEE OF THE AMMONS LIVING TRUST, DATED OCTOBER 14TH, 1996,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER TREVOR HAWN AND KATHRYN AMANDA HAWN, HUSBAND AND WIFE,** 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 Lot No. 105-A on the Plan of Percy Priest Woods, Section IV, Zone Lot Division of Lots 105 through 110 of record in Plat Book 6250, Page 843, and also shown part of Lot 105 in the Final Plat of Percy Priest Woods, Section IV, of record in Book 6250, pages 356 and 357, in the 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 M. Fred Ammons and wife, Frances Lucille Ammons by Warranty deed from Robert E. LaBrec and wife, Ithaca S. LaBrec of record in Book 6872, page 147, Register's Office for Davidson County, Tennessee, dated May 16, 1986 and recorded on May 30, 1986.

Being the same property conveyed to The Ammons Family Trust by Quitclaim deed from M. Fred Ammons and Frances L. Ammons of record in Book 10276, page 818, Register's Office for Davidson County, Tennessee, dated November 15, 1996 and recorded on December 02, 1996.

The said M. Fred Ammons, Trustmaker having since died on March 28th, 2008 and Frances L. Ammons, Trustmaker having since died on February 6th, 2018, pursuant to the terms of The Ammons Family Trust, created October 14th, 1996 said property passed to The Ammons Living Trust. Certification of Trust for The Ammons Living Trust of record in instrument number 20180608-0055260 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 843, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 356 and 357, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, as amended in Book 6020, Page 270, Book 6097, Page 11, in the Register's Office for Davidson County, Tennessee.
- Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, Page 482, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.
- Water Mains of record in Book 6147, Page 886, in the Register's Office for Davidson County, Tennessee.
- Sewer Lines of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6872, Page 147, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **930 Hammack Dr., Nashville, Tennessee 37214**.

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 14th DAY OF JANUARY, 2019.

The Ammons Living Trust

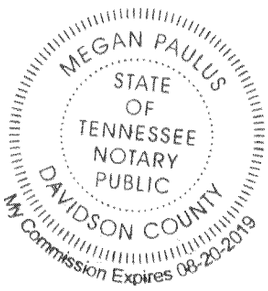
BY: Richard Lee Ammons, TRUSTEE
Richard Lee Ammons
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD LEE AMMONS, SUCCESSOR TRUSTEE of THE AMMONS Living TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of January, 2019.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY