THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219334** Karen Johnson Davidson County Batch# 207741 DEEDWARR 03/20/2019 08:57:22 AM 2 pgs Fees: $13.00 Taxes: $1,594.70 20190320-0025160	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $431,000.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2019. Notary Public My Commission Expires: 11/8/21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mitchell S. Davis and Kimberly E. Davis 4960 Briarwood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-09-072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Hamby, and Shelby R. McDonald n/k/a Shelby Hamby, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell S. Davis and Kimberly E. Davis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 16, SECTION 1, CALDWELL COUNTRY ESTATES, as shown on plat of record in Plat Book 2663, Pages 68 & 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Hamby, an unmarried man and Shelby R. McDonald, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Joseph G. Salloum, of record in Instrument No. 20160721-0075229, in the Register's Office of Davidson County, Tennessee, dated July 15, 2016 and recorded on July 21, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, CALDWELL COUNTRY ESTATES, as recorded in Plat Book 2663, Page(s) 68 & 69.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2802, Page 369.

This is improved property located at 4960 Briarwood Drive Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RYDES-19-4960

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of March, 2019.

Matthew Hamby

Shelby R. McDonald n/k/a Shelby Hamby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Hamby and Shelby R. McDonald n/k/a Shelby Hamby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2019.

Notary Public

My Commission Expires: _____

