Karen Johnson Davidson County
Batch# 211711 DEEDWARR
03/29/2019 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20190329-0028628

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Michael DiMuzio	SNBC Mtg. Corp.	
(NAME)	(NAME)	14200004000
1813 4th Ave. North	9311 san pedro ste. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **The Estate of Anita Seymore Hamblen, James Clayton Hamblen, Jr., and Myra Elizabeth Matthews** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Michael DiMuzio, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a 0.16, more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, and being more fully described as follows:

Beginning at a concrete monument in the easterly margin of Bellevue Road, said concrete monument being located at the Southwest corner of the James C. Hamblen Property, as of record in Book 2437, Page 469, Register's Office Davidson County, Tennessee; thence leaving said concrete monument, and said Easterly margin of Bellevue Road, running with the Southern boundary of the aforementioned James C. Hamblen Property, South 84 degrees 24 minutes 30 seconds east, 190.0 feet, more or less, to a concrete monument at the Southeast corner of said James L. Hamblen property, thence leaving said monument south 6 degrees 53 minutes 01 seconds west, 28.14 feet, more or less, to an iron pin, thence leaving said iron pin south 80 degrees 40 minutes 30 seconds west, 67.49 feet, more or less, to an iron pin; thence leaving said iron pin north 73 degrees 35 minutes 10 seconds west, 86.81 feet, more or less, to an iron pin; thence leaving said iron pin; south 71 degrees 09 minutes 30 seconds west, 41.78 feet, more or less, to a point in the easterly margin of Bellevue Road; thence leaving said point, and running with said Easterly margin, north 4 degrees 33 minutes 00 seconds east, 46.50 feet, more or less, to the point of beginning, and containing .16, more or less, acres.

Being the same property conveyed to Anita S. Hamblen by virtue of that certain Will dated August 9, 1976, and being of record at Instrument No. 20091228-0117270 in the Register's Office of Davidson County, Tennessee. Antia S. Hamblen having since died on or about July 2, 2018. Order to Probate of record in the Seventh Circuit Court for Davidson County, Tennessee at Case No.: 18P1719.

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

unimproved
This is improved x property, known as 780 Bellevue Rd. Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 28th day of March, 2019.

James Clayton Hamblen, Jr., Executor

James Clayton Hamblen, Jr., Executor

James Clayton Hamblen, Jr.

Myra Elizabeth Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Clayton Hamblen, Jr., in his capacity as Executor of the Estate of Anita Seymore Hamblen, and as Individual,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Myra Elizabeth Matthews,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019