WARRANTY DEED

Karen Johnson Davidson County
Batch# 225956 **DEEDWARR**
05/06/2019 09:24:17 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20190506-0041941

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF May,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 01-23-23
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Anthony Branch 512 Belgium Drive Hermitage, Tennessee 37076	Same	MAP 07511006400

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 acknowledged, we,

Marilyn C. Hammond, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Anthony Branch

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. 368 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Registers Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Marilyn Hammond (fka Christy H. Burke) by Quitclaim Deed from Norman P. Burke, dated June 28, 2013 and filed of record on July 9, 2013 in Instrument No. 20130709-0070725, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Marilyn Hammond (fka Christy H. Burke) by Quitclaim Deed from Norman P. Burke, dated July 13, 2009 and filed of record on July 16, 2009 in Instrument 20090716-0066559, in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Christy H. Burke by Quitclaim Deed from Norman P. Burke, dated February 14, 2002 and of record on February 26, 2002 in Instrument 20020226-0024352, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman P. Burke and wife, Christy H. Burke by Deed from David Cox and wife, Shelley Cox, dated September 13, 1996 and filed of record on September 17, 1996 in Book 10193, Page 561, in the Registers Office for Davidson County, Tennessee.

Marilyn Hammond being one in the same person and formerly known as Christy H. Burke.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as **512 Belgium Drive, Hermitage, Tennessee 37076.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 3rd day of May, 2019.

Marilyn C. Hammond

Marilyn C. Hammond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marilyn C. Hammond, unmarried, with whom I am personally acquainted, (or who 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 3rd day of May, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027