**WARRANTY DEED**

REPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO

File No. DH0005423

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$355,000.00~~ $355,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2019.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julia C. Annan and David W. Annan | NEW OWNER | |
| (NAME) | (NAME) | |
| 931 A Thomas Ave | | 072-06-0B-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37216 | | |
| (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, I, **David A. Hammans and Antoinette C. Hammans, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia C. Annan and David W. Annan,** **wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 931-A, Thomas Avenue Townhomes I, as shown in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20141107-0103300, as amended in Instrument Number 20150123-0006776, 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 David A. Hammans and Antoinette C. Hammans, husband and wife by Warranty deed from Honeybee Partners, LLC of record in Instrument No. 20160119-0005097 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 19, 2016.**

**Being also known as 931 A Thomas Ave 931-A Nashville, Tennessee 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 250692 DEEDWARR
07/01/2019 11:29:24 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190701-0063555

unimproved ☐
This is improved ☒ property, known as 931 A Thomas Ave, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or T

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 3rd day of July, 2019.

David A. Hammans
**David A. Hammans**

Antoinette C. Hammans
**Antoinette C. Hammans**

**STATE OF INDIANA**
**COUNTY OF** Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David A. Hammans and Antoinette C. Hammans, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of June, 2019.

MARK ULBRICH
Seal
Notary Public – State of Indiana
Marion County
My Commission Expires Jan 18, 2025

Mark Ulbrich
Notary Public

My commission expires: 1/18/2025

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206