Karen Johnson Davidson County
Batch# 257195 DEEDWARR
07/15/2019 02:49:02 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20190715-0069039

ADDRESS OF NEW OWNERS:
Byron C. Morrow & Amanda Morrow
773 Sweetwater Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
064 - 15 - 10A - 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DARRYL W. HAMBRICK and wife, VERONICA D. HAMBRICK, hereinafter called GRANTORS, have this day bargained and sold and by these present transfer and convey to BYRON C. MORROW and AMANDA MORROW, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Section two, Plantation Walk, of record in Book 7900, Page 858, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Darryl W. Hambrick and wife, Veronica D. Hambrick by Warranty Deed from Phillips Builders, Inc., recorded October 3, 1995, in Record Book 9816, Page 684, Register's Office for Davidson County, Tennssee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 773 Sweetwater Circle, Nashville, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and

assigns against the lawful claims of all persons whomsoever.

Executed on this 11th day of July, 2019.

DARRYL W. HAMBRICK

VERONICA D. HAMBRICK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DARRYL W. HAMBRICK and VERONICA D. HAMBRICK, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of July, 2019.

NOTARY PUBLIC

MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $279,900.00.

AFFIANT

Subscribed to and sworn before me, this the 11th day of July, 2019.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Carmen Coats
NOTARY PUBLIC

My Commission Expires:

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989