This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0397-D

Karen Johnson Davidson County
Batch# 260614 DEEDWARR
07/23/2019 10:17:59 AM 2 pgs
Fees: $13.00 Taxes: $712.25
20190723-0072077

# WARRANTY DEED

Address of New Owners:
Mr. Matthew P. Gamary
520 Columbus Drive
Hermitage, TN 37076

Send Tax Bills To:
Cardinal Financial Company Limited Part.
DBA Peoples Home Equity
3701 Arco Corporate Drive, Suite 200
Charlotte, NC 28273

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, Paul Gamary and Denise Gamary as Co-Trustees of the Paul and Denise Gamary Living Trust, A/O/D 2/11/2016,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew P. Gamary, unmarried

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:

Being Lot No. 153 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, Page 146, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Northerly margin of Columbus Drive, common to Lots 152 and 153, said lot extends back along the Westerly line 114.38 feet to a point common to Lots 151, 153 and 154; thence Southeasterly 146.95 feet to a point on Columbus Drive common to Lots 153 and 154; thence Westerly 115.00 feet to the point of beginning.

Being the same property conveyed to Gerald E. Anderson and wife, Cheryl W. Anderson by deed from Krisna Reeves, unmarried, dated October 8, 2015 and of record in Volume 20151012-0103638, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Paul Gamary and Denise Gamary, as Co-Trustees of the Paul and Denise Gamary Living Trust a/o/d 2/11/2016, by deed from Gerald E. Anderson and wife, Cheryl W. Anderson, dated February 1, 2019, of record in Instrument Number 20190205-0010944, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Columbus Drive.

This conveyance is subject to all matters as shown on plat of record in Book 3700, Page 146, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved ( X) Improved property known as 520 Columbus Drive, Hermitage, TN 37076

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hand(s) this the 15th day of July, 2019.

Paul and Denise Gamary Living Trust, A/O/D 2/11/2016

BY: Paul Gamary, Trustee
Paul Gamary, Trustee

BY: Denise Gamary, Trustee
Denise Gamary, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Gamary and Denise Gamary as Co-Trustees of the Paul and Denise Gamary Living, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2019.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $192,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019

Notary Public

My Commission Expires: 11/3/20

Map: 075 04 0 005.00

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY