Karen Johnson Davidson County
Batch# 299958 DEEDWARR
10/11/2019 01:10:59 PM 2 pgs
Fees: $13.00 Taxes: $499.13
20191011-0104547

21864
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Amanda Dean, Trustee
P.O. Box 160071
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map/Parcel: 10816029800

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, I/we, **Shelby Worsham Tomlin, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Amanda Dean, Trustee of The 1020 Hammack Ct Trust**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 64-B on the Plan of Zone Lot Division, Percy Priest Woods, Section III, Revised 54, 64 & 69, of record in Plat Book 6250 at page 428, amending Plat Book 5200, page 789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kathleen M. Wise, unmarried, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., dated December 15, 1989, and filed in Book 8007, page 34, said Register's Office. The said Kathleen M. Wise have since died. Pursuant to the Last Will & Testament, Probate No. 19P1186, title is now vested in Shelby Worsham Tomlin as recorded in Instrument No. 20190715-0068691 and Instrument No. 20190715-0068692, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictions filed in Book 5984, page 865, Book 6020, page 270, Book 6353, page 307 and Book 6560, page 667; all matters as shown on the recorded plat in Book 5200, page 789 and Book 6250, page 428; and any and all easements, restrictions and zoning regulations which may be applicable.

The above described property is not the marital residence of said Grantor.

This is improved property known as: 1020 Hammack Court, Nashville, TN 37214

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 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 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/our hand(s) as on the date shown on the Notary forms.

Shelby Worsham Tomlin

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelby Worsham Tomlin,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of October, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 134,900.00

Affiant

Subscribed and sworn to before me this 10th day of October, 2019.

My Commission Expires:

KIMBRA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires JAN 6, 2020

Notary Public