BOX 14
G32654-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$195,400.00.** Affiant Subscribed and sworn to before me, this the 16th day of December, 2019. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 330748 DEEDWARR
12/17/2019 09:04:50 AM 2 pgs
Fees: $13.00 Taxes: $722.98
20191217-0129919

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paige Elizabeth Hamrick	**"NEW OWNER"**	**119-16-O-046.00**
917 Drummond Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul Louis Riggan, Trustee of the 917 Drummond Drive Revocable Living Trust Agreement U/A/D March 6, 2013, said Trustee to have the full power to sell, assign, convey, mortgage, hypothecate or encumber the property without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paige Elizabeth Hamrick

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. 142 on the Plan of Section Two, Battlewood, of record in Plat Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James R. Thomas and wife, Lucille R. Thomas by Installment Deed dated April 26, 1969, from Claude T. Byrd and wife, Ruth Byrd of record in Book 4328, Page 82, Register's Office for Davidson County, Tennessee. James R. Thomas aka James Russell Thomas died on November 28, 2007, and said property vested in Lucille R. Thomas, as surviving tenant by the entirety. Lucille R. Thomas, unmarried quitclaimed her interest in said property to Paul Louis Riggan, Trustee of the 917 Drummond Drive Revocable Living Trust U/A/D March 6, 2013, said Trustee to have the full power to sell, assign, convey, mortgage, hypothecate or encumber the property without joinder of any beneficiary by Quitclaim Deed dated March 6, 2013, of record in Instrument No. 20130319-0026907, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1835, Pages 95 and 96, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 917 Drummond Drive , Nashville, TN 37211

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 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/our hand(s) this **16th** day of **December, 2019.**

Paul Louis Riggan, Trustee of the 917 Drummond Drive Revocable Living Trust Agreement U/A/D March 6, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul Louis Riggan, Trustee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **December, 2019.**

Notary Public

My Commission Expires: 1/17/21

