Karen Johnson Davidson County
Batch# 351758 DEEDWARR
02/03/2020 08:51:31 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200203-0011947

WARRANTY DEED

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennssee 37214

File No.: NAS0055-19

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carly B. Vince and Michael S. Vince and and Sylvia A. Miner	Carly B. Vince and Michael S. Vince and and Sylvia A. Miner	097-02-0A-370.00-CO
(NAME) 2024 Hickory Brook Dr	(NAME) 2024 Hickory Brook Dr	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES E. HAMBY AND KELLEY LEE HAMBY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLY B. VINCE AND MICHAEL S. VINCE, HUSBAND AND WIFE, AND SYLVIA A. MINER, AN UNMARRRIED WOMEN,** 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. 370 on the Plan of Final Plat of Villages of Riverwood Section One, Phase 4D of record in Plat at Instrument No. 20140127-0007110, 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 Charles E. Hamby and Kelley Lee Hamby, husband and wife by Warranty deed from James Brenton Blackwelder, unmarried man of record in Instrument No. 20180305-0020746 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 05, 2018.

This is
unimproved ☐
improved ☒ property, known as 2024 Hickory Brook Dr, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29 day of January, 2020.

Charles E. Hamby

Kelley Lee Hamby by Charles E. Hamby, Attorney-in-fact
Kelley Lee Hamby by Charles E. Hamby, Attorney-In-Fact

State of Tennessee

County of Davidson

On this the 29 day of January, 2020, before me personally appeared Charles E. Hamby and Kelly Lee Hamby by Charles E. Hamby, Attorney-In-Fact, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29 day of January, 2020.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023