Karen Johnson Davidson County
Batch# 369189 DEEDWARR
03/09/2020 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20200309-0025986

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/21/2021
File No. G20-8176

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donnie Reed and Shelia Reed (NAME)	New Owner (NAME)	148-12-0-034
1165 Windsor Drive (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Katherine Hamby, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donnie Reed and Shelia Reed, husband and wife,** 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. 39 on the Plan of Lori Heights, as of record in Book 3106, Page 123, in the Register's Office for Davidson County, Tennessee.

SAID Lot fronts 70 feet on the easterly side of Lori Drive and runs back 202.24 feet on the northerly line and 202.22 feet on the southerly line to the westerly right of way line of the L. & N. Railroad, as established on said plan, on which it measures 70 feet.

BEING the same property conveyed to Harry A. Hamby and wife, Katherine Hamby by Warranty Deed from George K. Jonas and wife, Delores C. Jonas, dated 8/19/1977 and recorded 8/23/1977 in Book 5187, Page 358, Register's Office for Davidson County, Tennessee. The said Harry A. Hamby having since died January 11, 2020, leaving title vested in Katherine Hamby as surviving tenant by the entirety. Katherine Hamby and Catherine Hamby are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Restrictive Covenants of record in Book 3407, Page 195, Register's Office for Davidson County, Tennessee.
2. Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 5360, Page 340, Register's Office for Davidson County, Tennessee.
3. Subject to Easement to U. S. Sprint Communications Company of record in Instrument Number 20140114-0003779,

Register's Office for Davidson County, Tennessee.
4. Subject to all existing easements and all other matters shown on plat of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee. Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4708 Lori Drive, Antioch, TN 37013.

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. Whenever 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 6th day of March, 2020.

Katherine Hamby aka Catherine Hamby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2020, before me personally appeared Katherine Hamby, 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's (or persons') free act and deed.

Witness my hand, at office, this 6th day of March, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY