THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200224850

Karen Johnson Davidson County
Batch# 370531 **DEEDWARR**
03/10/2020 02:56:33 PM 2 pgs
Fees: $13.00 Taxes: $1,178.45

20200310-0026940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $318,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle Mori and Nathan Mori 2805 McGavock Pike Nashville TN 37214	New Owner	Tax Parcel ID No. 073-03-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobby D. Hammock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle M. Mori and Nathan K. Mori, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Section Two, Sutherland Heights, of record in Plat Book 2663, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BOBBY D. HAMMOCK and wife, MARY T. HAMMOCK, by deed from NORMA D. TATE, of record in Instrument No. 20100806-0062212, dated July 30, 2010 , said Register's Office.

Mary T. Hammock having since died on October 25, 2019. Her interest in said property having transferred to Bobby D. Hammock upon her death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 073-03-0-001.00.

Matters shown on the Plan of record in Plat Book 2663, page 58, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4813, page 77 and amended in Book 4895, page 102, said Register's Office.

This is improved property located at 2805 McGavock Pike Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRR-200285

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2020.

Bobby D. Hammock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bobby D. Hammock, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021