Karen Johnson Davidson County
Batch# 385718 DEEDWARR
04/14/2020 02:59:50 PM 2 pgs
Fees: $13.00 Taxes: $950.53
20200414-0039107

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2020.

Notary Public
MY COMMISSION EXPIRES: 5/3/21
File No. G20-8093

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peter Don Meyers (NAME)	new owner (NAME)	182-6-A-192 CO
8225 Ramstone Way (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (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, **Jennifer J. Bailey Gammons, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Don Meyers, single**, 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. 187, on the Final Plat, Old Hickory Hills, Phase Two-Section Three, as shown by plat appearing of record in Instrument No. 20040420-0044507, of the Register's Office for Davidson County, Tennessee, to which plat refernce is hereby made for more complete details of said lot.

Being the same property conveyed to Jennifer J. Bailey, by QuitClaim Deed from Carol A. Bailey dated 4-14-2020, 2020 recorded _____, in Instrument Number 20200414-0039106, Register's Office of Davidson County, Tennessee. Jennifer J. Bailey is now married and known as Jennifer J. Bailey Gammons. Larry Gammons joins in this conveyance for the purpsoe of conveying any interest he may have in said property particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040420-0044507, and correction to Plat in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Instrument Nos. 20020116-0006750, 20101116-0091730, & 20151229-0130686, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement in Instrument No. 20010306-0021333 & 20030226-0025749, Register's Office for Davidson County, Tenenssee.
4. Easement to United Telephone Co. in Instrument No. 20020123-00009339, said Register's Office.
5. Charter of HOA in Instrument No. 20020123-0009417 & 20081219-0121385, said Register's Office,

Return to:

6. Easement for sanitary sewers/storm drainage in Instrument No. 20001030-0107214, said Register's Office.
7. Boundary Plat in Book 11190, page 65, said Register's Office.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
9. Rights of adjoining owner's in Book 6013, page 187, said Register's Office.
10. Subject to right of ingress/egress to cemetery as mentioned in Instrument No. 20000203-0011193, said Register's Office.

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 8225 Ramstone Way, 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 8th day of April, 2020.

Jennifer J. Bailey Gammons

Larry Gammons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2020, before me personally appeared Jennifer J. Bailey Gammons and Larry Gammons, 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 8th day of April, 2020.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY ~~AND RETURN TO:~~

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