This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson County

The actual consideration or value, whichever is greater is $184,000.00.

Affiant

Subscribed and sworn before me this the 1 day of July, 2020.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 430134 DEEDWARR
07/02/2020 01:20:15 PM 2 pgs
Fees: $13.00 Taxes: $680.80

20200702-0071889

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lanny Mooneyham 4900 Whittier Drive Old Hickory, TN 37138	NEW OWNER	065-09-0 076.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRANDON HAMILTON AND NATALIE HAMILTON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LANNY MOONEYHAM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section Three, Sherwood Forest of record in Plat Book 4460, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 110 fronts 72 feet on the Northerly margin of Whittier Drive and extends back 190.3 feet on the Easterly line and 190 feet on the Westerly line to a line in the rear measuring 92.8 feet thereon.

Being the same property conveyed to Brandon Hamilton and Natalie Hamilton, Husband and Wife, by deed from Thomas Edward Comisky, Unmarried, dated 12/31/2015, of record in Instrument No. 20160104-0000312, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4900 Whittier Drive, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1 day of July, 2020.

Brandon Hamilton

Natalie Hamilton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon Hamilton and Natalie Hamilton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of July, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022