Karen Johnson Davidson County
Batch# 446558 DEEDWARR
07/30/2020 07:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20200730-0083791

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 Wilson

The actual consideration or value, whichever is greater is $410,000.00.

Affiant

Subscribed and sworn before me this the 28 day of July, 2020.

Notary Public
My commission expires:

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kimberly A. Sloan and Patrick Sloan 2504 Foster Ave Nashville, TN 37210	New owner	119-05-0 253.00

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, DAVID HAMBY AND LAUREN HAMBY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey KIMBERLY A. SLOAN & PATRICK SLOAN, WIFE AND HUSBAND, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Being Lot No. 176 which fronts 50 feet on the East side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee. Said Lot Being in Cumberland Nursery Addition.

Tract II:
Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the Easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said lot is the Southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee. Commencing at the Westerly common corner of Lots Nos. 176 and 177, thence Northerly along the Easterly margin of Foster Avenue a distance of 8 feet, thence Easterly a distance of 50 feet, thence Southerly a distance of 8 feet, thence Westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed to David Hamby and Lauren Hamby, husband and wife, by deed from Custom Concepts, LLC, a Tennessee limited liability company, dated 06/14/2017, of record in Instrument No. 20170615-0060142, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2504 Foster Ave, Nashville, TN 37210.

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 28th day of July, 2020.

David Hamby

Lauren Hamby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Hamby and Lauren Hamby, 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 28th day of July, 2020.

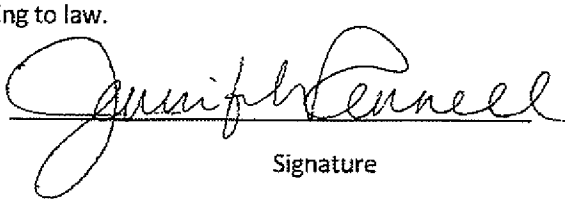
My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

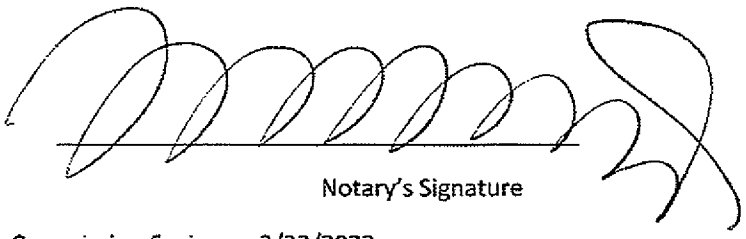


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

