THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2454
Parcel ID: 182-06-0A-211.00

Property Address:
8633 Lawson Drive, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 461834 DEEDWARR
08/21/2020 01:05:46 PM 2 pgs
Fees: $13.00 Taxes: $997.46
20200821-0094688

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
HAMM RENTAL 8633 LLC
1010 Morgans Landing Ct.
Brentwood, TN 37027

Address of New Owner:
HAMM RENTAL 8633 LLC
1010 Morgans Landing Ct
Brentwood TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **NATHAN CRAIG BARBER and REBECCA BARBER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **Hamm Rental 8633, LLC, a Limited Liability Company,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 205, as shown on the man entitled Old Hickory Hills, Phase Two Section Three, of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NATHAN CRAIG BARBER and REBECCA BARBER, husband and wife by Deed dated July 31, 2015 from JEFFREY S CLARK etux SHARON E CLARK, recorded August 4, 2015, in Instrument Number 20150804-0076909, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 8633 Lawson Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:
possession thereof.

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20040420-0044507, Book 11190, page 65 and corrected in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement as contained in Book 6013, page 187, Register's Office for Davidson County, Tennessee.

4. Permanent Sanitary Main easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee as contained in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

5. Ultility easement granted to United Telephone Company as contained in Instrument No.

20020123-0009339 Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County, Tennessee as contained in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for Davidson County, Tennessee.

7. Bylaws for Homeowner's Association of record in Instrument No. 20020116-006750, Registers Office for Davidson County, Tennessee.

8. Charter for Homeowner's Association of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, Registers office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, Instrument No. 20101116-0091730 and Instrument No. 20151229-0130686, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures this 17 day of August, 2020.

NATHAN CRAIG BARBER

REBECCA BARBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named NATHAN CRAIG BARBER and REBECCA BARBER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 17 day of August, 2020.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/1/23

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $269,583.00.

Affiant

SWORN TO and subscribed before me on this 17th day of August, 2020.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

My Commission Expires:
7/9/24