WARRANTY DEED

Karen Johnson Davidson County
Batch# 485108 DEEDWARR
09/29/2020 11:03:39 AM 2 pgs
Fees: $13.00 Taxes: $2,249.60

20200929-0111951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Keith Gambill, Jr. and Natalie Rae Allen	New Owner	
(NAME) 5305A Elkins Avenue	(NAME)	091-15-0-059.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **WILLIAM MURRAY HANNON AND MARY JULIA BRESSMAN HANNON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS KEITH GAMBILL, JR., SINGLE, AND NATALIE RAE ALLEN, SINGLE, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 2 on the Plan of Sharman A. Boles Subdivision of record in Plat Book 5190, Page 740, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Murray Hannon and Mary Julia Bressman Hannon, husband and wife, by Warranty deed from Lee Vaughn Webb, Jr and Margaret Webb, husband and wife, of record in Instrument No. 20160801-0079230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 5305A Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of September, 2020

X William Murray Hannon
By: Mary Julia Bressman Hannon
Attorney in Fact

WILLIAM MURRAY HANNON

BY: MARY JULIA BRESSMAN HANNON

ATTORNEY IN FACT

X Mary Julia Bressman Hannon

MARY JULIA BRESSMAN HANNON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Julia Bressman Hannon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2020.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Exp: 10/2/23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of September, 2020, before me personally appeared Mary Julia Bressman Hannon, to me known to be the person who executed the foregoing instrument on behalf of William Murray Hannon and acknowledged that she executed the same as the free act and deed of William Murray Hannon.

Witness my hand and official seal this 28th day of September, 2020.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Exp: 10/2/23