THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 491373 DEEDWARR
10/07/2020 10:51:48 AM 2 pgs
Fees: $13.00 Taxes: $603.10

20201007-0116239

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Christopher Hamlin 624 Hickory Glade Court Antioch, TN 37013	**New Owner**	162-01-0C-062.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Allyson T. Bryant, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher Hamlin**, Single man hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 62, on the Plan of Phase 2, Hickory Glade, of record in Plat Book 6250, Page 889 and amended in Plat Book 6900, Page 41, in the 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 Allyson T. Brant, a single woman, by Warranty Deed from Debra D. Lloyd, unmarried, of record on September 3, 2015, at Instrument No. 20150903-0089897, Davidson County Register of Deeds.

This property commonly known as 624 Hickory Glade Court, Antioch, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 2 **day of October, 2020:**

Allyson T. Bryant

Allyson T. Bryant

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 **Allyson T. Bryant,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2 day of October, 2020:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$163,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 2 DAY OFOctober, 2020:

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021