Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0013

Karen Johnson Davidson County
Batch# 500126 **DEEDWARR**
10/22/2020 09:33:11 AM 2 pgs
Fees: $13.00 Taxes: $736.30

20201022-0122677

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 199,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of October, 2020

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Silvio Garcia 4232 Old Hickory Boulevard Old Hickory, TN 37138	CMG Mtg 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	064-09-0-127.00

WARRANTY DEED

FOR AND IN 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, I/WE,

James Hamby, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Silvio Garcia, a married person

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. 12 and the southerly 18 feet of Lot No. 13 of Block No. 4 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, Register's Office for said County.

Said Lot No. 12 and part of Lot No. 13 front together 68 feet on the easterly side of Hadley Road and run back between parallel lines, 150 feet to an alley.

Also included is any property contained in the abandonment of Right of Way Ordinance No. BL2018-1120 being 20' in width, filed with the Metro Planning Department.

BEING the same property conveyed to James Hamby, a single man, by Warranty Deed from George R. Wauford, married, dated 8/10/2018 and recorded 8/13/2018 in Instrument No. 20180813-0079787, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4232 Old Hickory Boulevard 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of October, 2020.

James Hamby

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Hamby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of October, 2020.

Notary Public
My Commission Expires: 8-20-2024

(Notary Seal)

