WARRANTY DEED

Karen Johnson Davidson County
Batch# 546432 DEEDWARR
01/05/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210105-0001497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abigail Skinner and Jubal Miller	NEW OWNER	Map: 161010B09900CO
(NAME) 1105 Rannoch Place	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($565,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW P. HAMANN AND WIFE, LAURA N. HAMANN F/K/A LAURA A. NICHOLLS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABIGAIL SKINNER AND JUBAL MILLER,WIFE AND HUSBAND,

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. 23 on the Plan of Final Plat of Phase Three, Section One, Aberdeen Woods, of record in Plat at Instrument No. 200005230051434, 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 Matthew P. Hamann and Laura A. Nicholls, both unmarried, as tenants in common with full right of survivorship, by deed from Justin Simpson and wife, Susan Simpson, of record in Instrument No. 20150714-0068307, dated July 10, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument 20000523-0051434, said Register's Office; (3) Quitclaim Deed to Homeowner's Association of record in Instrument 20010110-0003209, and Instrument 20030128-0011317, said Register's Office; (4) Restrictions of record in Book 6458, Page 94; Book 6598, Page 52; Book 6706, Page 1; Book 6764, Page 358; Book 7715, Page 143; and Book 8430, Page 307, said Register's Office; (5) All matters of record in Plat Book 6250, Page 769, said Register's Office; (6) Charter for Homeowner's Association of record in Book 10792, Page 896, said Register's Office; (7) Sewer Easement of record in Book 10611, Page 153, and Book 7086, Page 401, said Register's Office; (8) Storm Water Detention Agreement of record in Book 10644, Page 324, said Register's Office; (9) Right of Way Agreement of record in Book 2595, Page 563, said Register's Office; (10) Easement for Ingress and Egress of record in Book 2883, Page 146, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843; Instrument 20000203-0011436; Instrument 20000816-0081296; Book 10790, Page 189; Instrument 20030221-0023491; Instrument 20030221-0023492; Instrument 20030730-0108227, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1105 Rannoch Place, Nashville, TN 37220
(House No.) (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 our hands this 28th day of December, 2020.

Matthew P. Hamann

Laura N. Hamann

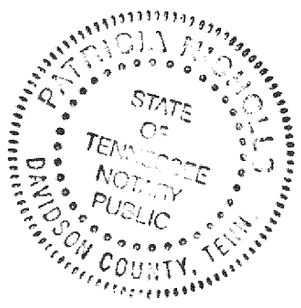
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew P. Hamann and Laura N. Hamann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/6/24

Notary Public



True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23