WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21 (AFFIX SEAL)

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURN TO:

JANICE H. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

O-SB-CBB-21-0917

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 573993 **DEEDWARR**
02/12/2021 12:32:10 PM 2 pgs
Fees: $13.00 Taxes: $965.70

20210212-0020398

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Michael Edward Hendren	Michael Edward Hendren	
(NAME)	(NAME)	**119-16-0-046.00**
917 Drummond Dr	206 Lewisburg Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAIGE ELIZABETH HAMRICK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL EDWARD HENDREN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 142 on the Plan of Section Two, Battlewood of record in Plat Book 1835, Page 95 and 96, 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 Paige Elizabeth Hamrick by Warranty deed from Paul Louis Riggan, Trustee of the 917 Drummond Drive Revocable Living Trust Agreement U/A/D March 6, 2013, said Trustee to have the full power to sell, assign, convey, mortgage, hypothecate or encumber the property without joinder of any beneficiary of record in Instrument No. 20191217-0129919 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 95 and 96, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 Drummond Dr, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF FEBRUARY, 2021.

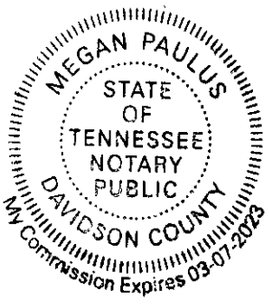
Paige Elizabeth Hamrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of February, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212