**This instrument was prepared by:**
**Please record and return to:**
**Freedom Title Services, LLC**
**109 Hazel Path, Suite 2**
**Hendersonville, TN 37075**
**(615) 822-8332 phone**
**(615) 822-8172 fax**

Karen Johnson Davidson County
Batch# 589218 DEEDWARR
03/11/2021 09:36:04 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20210311-0032157

# 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, WE, **CODY LANE, an unmarried man**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER PHILIP HANMER and PATRICIA LYNN MCHALE, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 212, ALSO KNOWN AS APARTMENT 23-P, ON THE PLAN OF GEORGETOWN CONDOMINIUM APARTMENTS, OF RECORD IN PLAT BOOK 5200, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5211, PAGE 325; AS AMENDED IN BOOK 5616, PAGE 133 AND IN BOOK 6079, PAGE 516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO CODY LANE, AN UNMARRIED MAN, BY WARRANTY DEED DATED MAY 22, 2020 AND RECORDED ON MAY 26, 2020, OF RECORD IN INSTRUMENT NO. 20200526-0053930, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as 5025 Hillsboro Pike, Unit 23-P, Nashville, TN 37215-3764**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 9th day of March, 2021.

**CODY LANE**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, Cody Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 9th day of March, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$186,000.00.**

Affiant

Subscribed and sworn to before me, this the 10 day of March, 2021.

NOTARY PUBLIC
My commission expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Address New Owner(s) as follows:**
**Tyler Philip Hanmer**
**Patricia Lynn McHale**
**5025 Hillsboro Pike #23-P**
**Nashville, TN 37215-3764**

**Send Tax Bills To:**
Same as above

**MAP/PARCEL: 131010D/212.00 CO**