WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Y-SB-VRES-21-2715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00

P. Hastings
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 12th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Hastings and Helen Hastings	**First Community Mortgage, Inc.**	
(NAME) **2715 Hody Drive**	(NAME) **262 Robert Rose Dr, Suite 200**	**083-15-0-153.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **PRESTON KEITH HEMMERICH AND ANDREW BECKS, MARRIED TO EACH OTHER**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER HASTINGS AND HELEN HASTINGS, HUSBAND AND WIFE**, 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:

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. 176, on the plan of Fortland Park, Section 2, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 176 fronts 80 feet on the Southeasterly side of Hody Drive and runs back between lines 170.1 feet on the Northeasterly side and 170.5 feet on the Southwesterly side to a dead line in the rear on which it measures 69.1 feet.

Being the same property conveyed to Preston Keith Hemmerich and Andrew Becks, married by Warranty deed from Linda Lee Biggs, unmarried of record in Instrument No. 20171005-0102503 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 05, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2900, Page 618 and amended in Book 3431, Page 127, in the 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: **2715 Hody Drive, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 678520 **DEEDWARR**
07/16/2021 02:04:10 PM 2 pgs
Fees: $13.00 Taxes: $1,975.80

20210716-0095942

Witness my/our hand(s) this the 12th DAY OF JULY, 2021.

Preston Keith Hemmerich by Paul Hinman,
Attorney-In-Fact

Andrew Becks by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PRESTON KEITH HEMMERICH AND ANDREW BECKS, and who acknowledged he/she/they executed the same as the free act and deed of the said PRESTON KEITH HEMMERICH AND ANDREW BECKS.

Witness my hand and official seal, this the 12th of July, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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