Davidson County DEEDWARR
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20010215-0014616

# WARRANTY DEED

Preparer's File #-01A060

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2001.

(Affix Seal) Notary Public

My Commission Expires:

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
100 Winners Circle, Suite 150
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | |
|---|---|---|
| Jeffrey L. Hammond | ABN AMRO Mortgage Group, Inc. | 140[illegible] |
| 525 Arrowwood | 2600 W. Big Beaver Road | |
| Nashville, TN 37220 | Troy, MI 48084 | |

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, I/we, JOHN L. SEIGENTHALER, JR. AND WIFE, DOLORES W. SEIGENTHALER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFFREY L. HAMMOND, unmarried, hereinafter called the Grantee(s), their heirs 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. 270, Section 4, Crieve Hall Estates, of record in Plat Book 2133, page 80, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to John L. Seigenthaler, Jr. and wife, Dolores W. Seigenthaler by deed filed of record on 01/11/1957 in Book 2634, page 279, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is ( X ) improved property known as **525 Arrowwood, Nashville, Tennessee 37220**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **13th** day of **February, 2001**:

John L. Seigenthaler, Jr.

Dolores W. Seigenthaler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN L. SEIGENTHALER, JR. AND DOLORES W. SEIGENTHALER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, [illegible], this 13th day of February, 2001.

Notary Public

My Commission Expires: 7/23/02

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN