(1)

File No. 250301815

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/05 10:10 2 pgs
Fees:13.00 Taxes:273.80
20050330-0034297

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: September 24, 2005.

NOTARY PUBLIC AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Ryan Hammond	**New Owner**	**Map 86**
(NAME)	(NAME)	**Parcel 335**
9801 West Emory Rd.		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37931		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Evelyn Binkley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik Ryan Hammond**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT 2 ON THE PLAN OF RESUBDIVISION OF LOT 6 ON THE PLAN OF RESUBDIVISION OF LOT 3 STONERS BEND BUSINESS PARK, AS OF RECORD IN PLAT BOOK 7900, PAGE 815, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AT THE EASTERLY RIGHT-OF-WAY OF STONERS BEND DRIVE THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEG. 44 MIN. 59 SEC. AND A RADIUS OF 619.89 FEET, AN ARC LENGTH OF 60.00 FEET TO A POINT: THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEG. 56 MIN. 54 SEC., AND A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 32.18 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 124 DEG. 15 MIN. 24 SEC., AND A RADIUS OF 50.00 FEET TO A POINT; THENCE NORTH 22 DEG. 07 MIN. 28 SEC. EAST 416.88 FEET TO A POINT; THENCE NORTH 38 DEG. 59 MIN. 52 SEC. WEST 54.79 FEET TO A POINT; THENCE NORTH 39 DEG. 00 MIN. 00 SEC. EAST 22.24 FEET TO A POINT; THENCE SOUTH 51 DEG. 58 MIN. 49 SEC. EAST 83.04 FEET TO A POINT; THENCE SOUTH 05 DEG. 32 MIN. 31 SEC. WEST 552.50 FEET TO A POINT; THENCE SOUTH 88 DEG. 03 MIN. 27 SEC. EAST 49.15 FEET TO A POINT; THENCE SOUTH 12 DEG. 07 MIN. 33 SEC. EAST 54.00 FEET TO A POINT; THENCE NORTH 80 DEG. 22 MIN. 45 SEC. WEST 245.85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY EVELYN BINKLEY, BY DEED FROM KENNETH D. IRIONS, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20020411-0045347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property has never been the principal residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as **3366 Stoners Bend Road, Hermitage, TN 37076**

(House Number) (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 GRANTEE(S), his 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), his 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 hand this 28th day of March, 2005.

Mary Evelyn Binkley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARY EVELYN BINKLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of March, 2005.

Commission expires: September 24, 2005

Kathy J. Byers Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

File Number: 250301815

RETURN TO:

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