box186

2207

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian F. Hammond	Bank of America	98-13B-8
(NAME) 4901 Southport Cove	(NAME) 1400 Best Plaza Dr #101	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Richmond VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lauri M. Gilliam, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian F. Hammond and wife, Kim J Hammond, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * AKA Kimberly J. Hammond

Being Lot No. 8 on the Plan of Newport, a Planned Unit Development, as of record in Plat Book 9700, Page 568, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lauri M. Gilliam, unmarried, by Warranty Deed dated January 5, 2004, from Whitford B. McCullough and wife, Lisa Michele McCullough, or record in Instrument No. 20040121-0007986, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lauri M. Gilliam by Rolanda Hay as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

*20060306-0025834

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

Davidson County DEEDWARR
Recvd: 03/06/06 15:08 2 pgs
Fees:13.00 Taxes:777.00

20060306-0025835

unimproved ☐

This is improved ☒ property, known as 4901 Southport Cove, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of March, 2006.

Lauri M. Gilliam
By Rolanda Hay as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of March, 2006, before me personally appeared Rolanda Hay, the person who executed the foregoing instrument on behalf of Lauri M. Gilliam, and acknowledged that she executed the same as the free act and deed of the said Lauri M. Gilliam, through Power of Attorney granted Rolanda Hay by the said Lauri M. Gilliam.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2006.

Commission expires: 11/14/09

Notary Public

