WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,948.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009~~ 1-05
01/24/2011 (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
John J. Edmondson		149080A12100C0
(NAME)	(NAME)	
121 Davenport Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Eloise Hammond-Hamontree, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Edmondson, 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 John Edmondson Sr., married AKA John Edmondson

Certain interest in land in Davidson County, Tennessee, described as Unit No. 121 Davenport Condominiums as of record in Book 6900, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eloise Hammond, by Cash Deed dated October 22, 1992, from Secretary of Housing and Urban Development, as of record in Book 8769, Page 715, Register's Office for Davidson County, Tennessee.

Gary Lee Hamontree joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Eloise Hammond-Hamontree and Gary Lee Hamontree by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070322-____, in the Register's Office for Davidson County, Tennessee.

0034802

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

unimproved ☐

This is improved ☒ property, known as 121 Davenport Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 03/22/07 10:19 2 pgs
Fees:13.00 Taxes:314.31
20070322-0034803

Witness my hand this 16 day of March, 2007.

Eloise Hammond-Hamontree
By: Terry DeSelms as her Attorney-in-Fact

Gary Lee Hamontree
By: Terry DeSelms as his Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16 day of March, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Eloise Hammond-Hamontree and Gary Lee Hamontree, and acknowledged that he executed the same as the free act and deed of the said Eloise Hammond-Hamontree and Gary Lee Hamontree, through Power of Attorney granted Terry DeSelms by the said Eloise Hammond-Hamontree and Gary Lee Hamontree.

Witness my hand and official seal at Nashville, Tennessee this 16 day of March, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC