WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 09:30 2 pgs
Fees:13.00 Taxes:1609.50

20070529-0063096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/20/2010 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hammond & Brandt Builders, LLC	Same	118-12-3
(NAME)	(NAME)	118-12-2
2607 Eugenia Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ROBERT D. SMITH AND WIFE, PATRICIA A. SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAMMOND & BRANDT BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 238, 239 and 240 on the Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record at Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said lots front together 150 feet on the westerly margin of Eugenia Ave., formerly Moore Ave., and extends back between parallel lines 150-feet to an alley in the rear.

Being the same property conveyed to Robert D. Smith and wife, Patricia A. Smith by deed from Cook's Pest Control, an Alabama corporation, of record in Book 8431, page 594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes and (b) Notice of Agreement to Pay Leasing and/or Sales Commission of record as Instrument No. 20041029-0129931, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2609/2611 Eugenia Avenue, Nashville, TN 37211

(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, its successors and assigns forever; and we 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 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, its successors 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 our hands this 24th day of May, 2007.

Robert D. Smith

Patricia A. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT D. SMITH AND PATRICIA A. SMITH**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of May, 2007.

Notary Public

