Davidson County DEEDWARR
Recvd: 11/05/07 07:56 2 pgs
Fees:13.00 Taxes:4070.00
20071105-0129809

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00 John Philip Williams Affiant Subscribed and sworn to before me, this 31st day of October, 2007. Notary Public Expiration of commission. 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Philip Williams	**SAME**	**Map 117, Group 130, Parcel 13400**
2309 Warfield Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Hammond & Brandt Builders, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Philip Williams, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lot 1, Abbott Martin Estates, of record in Instrument No. 20060524-0061226, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hammond & Brandt Builders, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Cottle Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20061003-0122593, Dated July 28, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20060524-0061226, Register's Office for DAVIDSON County, Tennessee.
Notice of Completion of record in Instrument No. 20070605-0066687, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 2309 Warfield Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 31st day of October, 2007.

Hammond & Brandt Builders, LLC

By: Walter T. Brandt
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named, Walter T. Brandt, with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Chief Manager for Hammond & Brandt Builders, LLC., and that he is authorized by Hammond & Brandt Builders, LLC., to execute this instrument on its behalf by himself as such Chief Manager.

Witness my hand, at office, this 31st day of October, 2007.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
March 1, 2009

File #: **07777-SH**
RECORD & RETURN TO:

_____

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Return to: Mooreland Title Co
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, TN 37