This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 03/11/08 12:22 2 pgs
Fees:13.00 Taxes:310.80
20080311-0024485

ADDRESS NEW OWNER:
Matthew Hammond
2320 Selma Ave.
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MAP **84- 12**
GROUP
PARCEL **69**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Matthew Hammond**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 150 on the Plan of Maplecrest, as of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Maplecrest Drive at the common corner of lots Nos. 150 and 151; thence in a northerly direction along the line between said two lots, 120 feet to a point; thence is an easterly direction along the line between Lots Nos. 150 and 174, a distance of 150 feet to the westerly margin of Fairway Drive; thence in a southerly direction along the westerly margin of Fairway Drive 114.07 feet to a point; thence continuing southerly and westerly direction around a curve 28.16 feet to a point on the southerly margin of Maplecrest Drive; thence in a westerly direction along the northerly margin of Maplecrest Drive, 107.07 feet to the point of beginning.

Being the same property conveyed to Michael Freeman and wife, Julie B. Freeman, by deed from Eric T. Lowman and wife, Mary F. Lowman, of record in Instrument no. 20040317-0030294, and further conveyed Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman by Quitclaim Deed of record in Instrument No. 20050727-0087224 to Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 1874, page 452, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book Plat 1835, page 27 & 28, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete description of the terms and details thereupon.

This is improved property known as 2418 Maplecrest Dr., Nashville, Tennessee .

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 our hands this the 7th day of March, 2008.

Michael J. Buhler-Freeman

Julie A. Buhler-Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael J. Buhler-Freeman and wife, Julie A. Buhler-Freeman**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of March, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES
JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $84,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of March, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011