WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/08 12:42 2 pgs
Fees:13.00 Taxes:629.00
20080902-0089563

State of Tennessee)
County of Davidson)

08-08-021-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of August, 2008.

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-8-12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
EDWARD G. HAMMER, AND SANDRA S. HAMMER	US BANK HOME MORTGAGE	142-7-C
(NAME) 217 Myhr Green	(NAME) 4801 Frederica Street	099.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KATHY L. HAYNES KINSLOW, MARRIED, TAMMIE RENEE JANNEY, UNMARRIED, KIRK ANTHONY HINSON, MARRIED, AND RICHARD LESLIE HINSON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWARD G. HAMMER, AND SANDRA S. HAMMER HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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 real property in Davidson County, Tennessee, more particularly described as follows:

BEING **Unit No. 99, of the Ashley Green Condominiums**, a Horizontal Property Regime, created under Title 66, Sections 27-101 through 66-27-123, et seq., as amended in Tennessee Code Annotated (herein referred to as the "Act"), and the provisions of and as established by a Master Deed, of record in Book 7184, Page 44, as said Master Deed having been amended by 1st Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed including without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office for a more complete identification and description of such unit.

BEING the same property conveyed to KATHY L. HAYNES, UNMARRIED AND CORA L. ROEDER, MARRIED, dated November 25, 2002, by Deed from CLEVA RAE McBRIDE, UNMARRIED, of record in Instrument No. 20021127-0147165, and corrected of record in Instrument No. 20021218-0156145, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, the said CORA L. ROEDER having since died intestate May 5, 2006 and title having vested in KATHY L. HAYNES WINSLOW, MARRIED P/K/A, TAMMIE RENEE JANEY, UNMARRIED, KIRK ANTHONY HINSON, MARRIED, AND RICHARD LESLIE HINSON, UNMARRIED, as her only Heirs-at-Law so evidenced by Affidavit of Heirship of record in Instrument No. 20080902-0089559, recorded simultaneously herewith.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ashley Green, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

KATHY L. HAYNES is now known as KATHY L. HAYNES KINSLOW.

SUBJECT PROPERTY HAS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE FOR THE GRANTOR(S).

BEING unimproved ☐
Improved ☒ property known as: **217 Myhr Green, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

THIS instrument is being executed in behalf of **TAMMIE RENEE JANNEY, KIRK ANTHONY HINSON, & RICHARD LESLIE HINSON** pursuant to a Power of Attorney executed by same on the 12th day of APRIL, 2008, and being filed for record in Instrument No. _____, in Instrument No. _____, and in Instrument No. _____, and being recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 29th day of August, 2008

Kathy L. Haynes Kinslow
KATHY L. HAYNES KINSLOW

TAMMIE RENEE JANNEY
Tammie Renee Janney by Kathy L Haynes Kinslow
By: Attorney-In-Fact
KATHY L. KINSLOW, ATTORNEY-IN-FACT

KIRK ANTHONY HINSON
Kirk Anthony Hinson by Kathy L. Kinslow
By: Attorney-In-Fact
KATHY L. KINSLOW, ATTORNEY-IN-FACT

RICHARD LESLIE HINSON
Richard Leslie Hinson by Kathy L. Kinslow
By: Attorney-In-Fact
KATHY L. KINSLOW, ATTORNEY-IN-FACT

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 **KATHY L. HAYNES KINSLOW**, the bargainor(s), 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 Brentwood, Tennessee, this 29th day of August, 2008.

My Commission Expires: 5-8-12

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee) COUNTY OF Davidson)

On this 29th day of August, 2008, before me personally appeared **KATHY L. HAYNES KINSLOW**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **TAMMIE RENEE JANNEY, KIRK ANTHONY HINSON, AND RICHARD LESLIE HINSON**, and acknowledged that she executed the same as the free act and deed of the said **TAMMIE RENEE JANNEY, KIRK ANTHONY HINSON, AND RICHARD LESLIE HINSON.**

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of August, 2008.

My Commission Expires: 5-8-12

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: KATHY L. HAYNES KINSLOW
TO: EDWARD G. HAMMER

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kathy L Haynes
KATHY L. HAYNES KINSLOW, AFFIANT

Sworn to and subscribed before me this 29th day of August, 2008.

My Commission Expires: 5-8-12

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy
DEE FILES KENNEDY

State of Tennessee) County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5-8-12

Susan B. Evans
Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY