Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090052862 DEEDWARR
Recvd: 08/04/09 14:56 3 pgs
Fees:18.00 Taxes:394.05
20090804-0073075

ADDRESS NEW OWNER:
Betty Ragan
1435 Roberts Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
[redacted] Mortgagee

MORTGAGEE:
Primary Residential Mortgage, Inc.
4750 West Wiley Post Way
Salt Lake City, UT 84116

MAP 83-2
GROUP
PARCEL 72

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Richard Hammett, individually and as Administrator of the Estate of Patricia Anne Hammett Todd, deceased and Executor of the Estate of Peggy Ann Heacock Hammett, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Betty Ragan, a single woman**, hereinafter called the GRANTEE, her 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 part of Lot No. 12 on the Plan of Sharpe and Horn's Subdivision of Elwood Place, of record in Plat Book 332, page 18, Register's Office, Davidson County, Tennessee.

Beginning on the northerly margin of Roberts Avenue at an iron pin located 4.5 feet east of the corner of Lots 11 and 12; thence with the northerly margin of Roberts Avenue eastwardly 77.0 feet to an iron pin on the westerly margin of an alley; thence with said alley northwesterly 160.9 feet to an iron pin; thence westwardly 15.8 feet to an iron pin on the easterly line of Lot No. 11; thence southwardly 145.0 feet to the beginning.

Being the same property conveyed to Patricia A. Todd, unmarried by deed from Donald R. Talley and wife Patricia E. Talley dated March 21, 1997 of record in Book 10393, page 174, Register's Office for Davidson County, Tennessee. The said Patricia A. Todd having died January 31, 2009 intestate leaving Peggy Ann Heacock Hammett, her mother, as her heir. Peggy Ann Heacock Hammett died testate March 14, 2009 leaving Thomas Richard Hammett, her son as her sole heir.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **1435 Roberts Avenue, Nashville, Tennessee 37206.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the **31st** day of **July, 2009.**

Thomas Richard Hammett

Thomas Richard Hammett, Administrator of the Estate of Patricia Anne Hammett Todd, deceased

Thomas Richard Hammett, Executor of the Estate Of Peggy Ann Heacock Hammett, deceased

STATE OF Alabama
COUNTY OF Dale

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas Richard Hammett, individually, as Administrator of the Estate of Patricia Anne Hammett Todd and as Executor of the Estate of Peggy Ann Heacock Hammett**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2009.

Catherine R Segalini

NOTARY PUBLIC

CATHERINE SEGALINI NOTARY PUBLIC STATE AT LARGE ALABAMA

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 3, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $106,500.00.

AFFIANT

M. L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me on this 31st day of July, 2009.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-9-09