File No. 291000056

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090072309 DEEDWARR
Recvd: 10/23/09 14:11 2 pgs
Fees: 13.00 Taxes: 627.15
20091023-0098233

HEATHER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011.~~ 7/16/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Hammer	F&M Bank	64-16-D-112
(NAME)	(NAME)	
2204 Crescent Valley Lane	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Eric M. Toohey and Ann T. Toohey, husband and wife,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Hammer and Laura Hammer, husband and wife,** 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. 270 on the Plan of Section Three, Truxton Park, as of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric M. Toohey and Ann T. Toohey, husband and wife by Warranty Deed dated May 21, 2007 from James J. Philippi and wife, Julie R. Philippi as recorded on May 24, 2007 in Instrument No. 20070524-0061897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Subject to Homeowner's Association Dues; (2) Subject to all matters as set forth on the plat of record in Instrument No. 20011024-0116272; (3) Restrictive Covenants of record in Instrument No. 20001030-0107559 and Instrument No. 20020123-0009419; (4) Sewer Line Easement as shown of record in Instrument No. 20001208-0121300; (5) Storm Water Detention Agreements as shown of record in Instrument No. 20000824-0083612 and Instrument No. 20020528-0064319; (6) Charter of Truxton Park Homeowner's Association as shown of record in Instrument No. 20001101-0108603; (7) By-Laws as shown of record in Instrument No. 20001101-0108604; (8) Quitclaim Deed to Truxton Park Homeowner's Association as shown of record in Instrument No. 20050311-0027266, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2204 Crescent Valley Lane, Hermitage, TN 37076
(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 GRANTEES, Their heirs 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 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 16th day of October, 2009.

Eric M. Toohey

Eric M. Toohey

Ann T. Toohey by Eric M. Toohey her Attorney in Fact

Ann T. Toohey, by Eric M. Toohey, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 16th day of October, 2009, before me personally appeared Eric M. Toohey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Ann T. Toohey, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20091028-0096232, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 16th day of October, 2009.

Commission expires: September 17, 2011

Julia A. Hirt — Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 291000056

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122