RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC A LAR'S-B SUMNER COUNTY, TENN MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey Michelle Hammonds	PrimeLending, A PlainsCapital Co.	**163020B055.00**
(NAME)	(NAME)	
522 Pippin Drive	18111 Preston Rd. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 Sox, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracey M. Hammonds, 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 96 on the Plan of First Amendment, Berkley Hall, Phase Five, Section One of Hickory Highlands, PUD as shown on the plat appearing of record in Instrument No. 20050706-0077601and corrected in Instrument No. 20050725-00860047 and 20050725-0086048 and amended by Ratification, Dedication and Adoption of Plat of record at Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric Sox by deed dated September 17, 2009 from Donald R. Barrett, Jr. Substitute Trustee of record in Instrument No. 20090923-0088555, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **522 Pippin Drive, Nashville, TN 37013**
(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.

BILL GARRETT, Davidson County
Trans:T20100022572 DEEDWARR
Recvd: 04/16/10 09:50 2 pgs
Fees:13.00 Taxes:406.63

20100416-0028663

Witness my hand this **13th day of April, 2010.**

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2010.

Commission expires: May 6, 2013

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

J. Dyke Tatum Notary Public