THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

Kyle Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

STATE OF TENNESSEE)
COUNTY OF)
The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me this 30th day of July, 2010

Notary Public

My Commission Expires: 11/26/10

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kristin L. Kilpatrick	434 Hill Rd	Owner	
434 Hill Rd			161-09-0-053.00
Nashville, TN 37220	**Nashville, TN 37220**		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 ($150,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Kelly A. Hammond,** (Grantor), have bargained and sold and by these presents do hereby transfer unmarried and convey unto **Kristin L. Kilpatrick,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division, lots 1,3,5 and 6, Section One, Brentwood Meadows, of record in Plat Book 6250, page 192, amending Plat Book 5200, page 694, Register's Office for Davidson County, Tennessee, wo which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kelly A. Hammond, an unmarried person, by Warranty Deed from Ronald J. Ventura and wife, Elizabeth M. Ventura, of record in Instrument No. 20070402-0038916, Register's Office for Davidson County, Tennessee, dated March 30, 2007, and recorded on April 2, 2007.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns.

BILL GARRETT, Davidson County
Trans:T20100047847 DEEDWARR
Recvd: 08/04/10 08:22 2 pgs
Fees:13.00 Taxes:555.00
20100804-0061161

against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of July, 2010.

Kelly A. Hammond by Rhonda Morton
Kelly A. Hammond by Rhonda Morton, her atty-in-fact
her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Minor, the undersigned, a Notary Public, in and for said State and County, **Rhonda Morton,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Attorney-in-Fact for Kelly A. Hammond**, and who is authorized by **Kelly A. Hammond** to execute this instrument on behalf of **Kelly A. Hammond**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30 day of July, 2010.

AMANDA MINOR NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Amanda Minor
NOTARY PUBLIC

My Commission Expires: 8.10.10