BILL GARRETT, Davidson County
Trans:T20110019098 DEEDWARR
Recvd: 04/01/11 11:39 2 pgs
Fees:13.00 Taxes:185.00
20110401-0025109

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110300057

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of MARCH, 2011

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES:
September 9, 2014

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Craig Hammond**<br>**324 Sunrise Avenue**<br>**Nashville, TN 37211** | **SAME** | **119-14-0-306.00** |

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,

**James C. McCormick, Widower**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Craig Hammond and Ronda Hammond, 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 the easterly 50 feet of Lot No. 7 on the Plan of Stump's Sunrise Heights Subdivision, as of record in Book 332, Page 107, Register's Office for said County.**

**SAID part of said Lot No. 7 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines, 160 feet to an alley.**

**BEING the same property conveyed to James C. McCormick and wife, Catherine I. McCormick by Warranty Deed from Lelia Bush, a widow, dated 1/11/66 and recorded 1/12/66 in Book 3977, Page 493, Register's Office for Davidson County, Tennessee. The said Catherine L. McCormick having since died, leaving title solely to James C. McCormick.**

This is improved ( X) property known as **324 Sunrise Avenue, Nashville, TN 37211**
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 31st day of MARCH, 2011.

James C. McCormick by Lori A Cox, Attorney In Fact

**James C. McCormick by Lori A. Cox, Attorney in Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31ST day of March, 2011, before me personally appeared Lori A. Cox to me known to be the person who executed the foregoing instrument in behalf of James C. McCormick as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said James C. McCormick.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014