THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110031893 DEEDWARR
Recvd: 05/31/11 08:17 2 pgs
Fees:13.00 Taxes:736.30
20110531-0040995

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***199,000.00.

Affiant

Subscribed and sworn to before me this 20th day of May, 2011.

Notary Public

My Commission Expires: 6.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jason Hammond 7901 Oakfield Grove Brentwood, Tennessee 37027	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	MAP 181-10-0 A PARCEL 256.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Nine Thousand and 00/100 Dollars ($***199,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, David M. Graham and wife, Christina L. Graham, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jason Hammond and wife, Julie Hammond, (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:

BEING Lot No. 829 on the Plan of Autumn Oaks Subdivision, Phase Eight, of record as Instrument No. 20050906-0106510 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David M. Graham and wife, Christina L. Graham, tenants by the entireties, by Warranty Deed dated September 30, 2009, from Spicewood Services, Inc., a Tennessee Corporation, of record as Instrument No. 20091005-0092397 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7901 Oakfield Grove (aka 7200 Autumn Crossing Way), Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Autumn Oaks Subdivision, Phase Eight, of record as Instrument No. 20050906-0106510 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 20th day of May, 2011.

David M. Graham

Christina L. Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Graham and Christina L. Graham, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY