(1)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 69,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03988 HAMMOND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Timmie D. Hammonds and Kelly C. Hammonds	Grassland Financial Services, Inc	14802002000
3313 Jansing Drive	1108 Battlewood Street	
Nashville, TN 37211	Franklin TN 37069	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHNNY R. HAMMONDS, A 1/4 UNDIVIDED INTEREST, DEAN HAMMONDS, A 1/4 UNDIVIDED INTEREST AND JEAN PORTER F/K/A KENNA J. HAMMONDS, A 1/4 UNDIVIDED INTEREST

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

TIMMIE D. HAMMONDS AND KELLY C. HAMMONDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3313 Jansing Drive, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 9th day of June, 2011.

Johnny R. Hammonds

Dean Hammonds

Jean Porter f/k/a Kenna J. Hammonds

BILL GARRETT, Davidson County
Trans:T20110035002 DEEDWARR
Recvd: 06/13/11 08:50 2 pgs
Fees:13.00 Taxes:222.00
20110613-0044889

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOHNNY R. HAMMONDS, DEAN HAMMONDS, AND JEAN PORTER F/K/A KENNA J. HAMMONDS, the bargainor(s), 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 at Franklin, Tennessee, this 9th day of June, 2011.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

11-03988 HAMMOND

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 48, LUNA HEIGHTS, SECTION II, as shown on plat of record in Plat Book 2900, Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description os said property.

Being the same property conveyed to Douglas L. Hammonds and wife, Neva R. Hammonds by Deed from Millard D. Strickler and wife, Glenda C. Strickler, recorded on the 26th day of April, 1979 in Deed Book 5426, Page 402, in the Register's Office of Davidson County, Tennessee. Further being the same property devised by will of Douglas Lee Hammonds in the Probate Case# 10P-193, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) to Kenneth D. Hammonds, Kenna J. Hammonds (n/k/a Jean Porter), Johnny R. Hammonds, and Timmy Dale Hammonds.

Neva R. Hammands having since died on May 13, 2009.

Douglas L. Hammonds having since died on December 19, 2009.

Kenneth D. Hammonds and Dean Hammonds are one and the same.

Kenna J. Hammonds and Jean Porter are one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF LUNA HEIGHTS, SECTION II, as recorded in Plat Book 2900, Page(s) 85, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).