(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-5359

WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$938,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2011.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James T. Weatherson	New Owner	**Map 145-09-0, Parcel 064.00**
1421 Otter Creek Road		
Nashville, TN 37215		

FOR AND IN 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,

Richard H. Hammond and Elizabeth K. Hammond, husband and wife

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

James T. Weatherson and Ann L. Weatherson, 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 more particularly described as follows:

Beginning at a point in the southerly margin of Otter Creek Road at an iron pin which is the northwest corner of Tract No. 3 and which is approximately 3,014.2 feet from Granny White Pike; thence South 4 degrees 15' East 265.18 feet to a spike; thence South 22 degrees 1' West 100 feet to a spike; thence North 76 degrees 31' West 161 feet to a spike; thence North 47 degrees 20' West 148.8 feet to an iron pin on the southwesterly margin of Otter Creek Road; thence with said road in a northeasterly direction around a curve 360 feet to the point of beginning and containing 1.52 acres, more or less, or 66,400 square feet, more or less.

Being the same property conveyed to Richard H. Hammond and Elizabeth K. Hammond, husband and wife by Deed from Lester L. Hammond and wife, Elizabeth D. Hammond, of record in Instrument No. 20001009-0099966, dated October 6, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Sanitary Sewer and/or Storm Drainage Easement, of record in Book 7760, page 869, and a Water Easement set out in Deed Book 2275, page 301, Book 2282, page 611, and in Book 3879, page 863, all of the Register's Office of Davidson County, Tennessee; and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1421 Otter Creek Road, Nashville, TN 37215**

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 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 my/our hand(s) this 7th day of November, 2011.

Richard H. Hammond

Elizabeth K. Hammond

BILL GARRETT, Davidson County
Trans:T20110070811 DEEDWARR
Recvd: 11/09/11 11:36 2 pgs
Fees:13.00 Taxes:3470.60
20111109-0087690

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Richard H. Hammond and Elizabeth K. Hammond,** the within named sellers, 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 Nashville, Tennessee, this **7th** day of **November, 2011.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13