THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2011 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110070841 DEEDWARR
Recvd: 11/09/11 12:46 2 pgs
Fees:13.00 Taxes:1258.00
20111109-0087716

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Hammond	New owner	MAP 130-16
4517 Alcott Drive	1120 Granny White Court	PARCEL 6.00
Nashville, TN 37215	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cook Builders, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard H. Hammond and Elizabeth K. 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 Lot No. 3 on the Plan of Echo Hills as of record in Book 1835, page 76, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cook Builders, LLC by Quitclaim Deed from Magi Group, LLC of record in Instrument No. 201103110019463, Registers office for Davidson County, Tennessee, dated March 10, 2011. And being the same property conveyed to Magi Group, LLC by deed from Derek F. Dineen of record in Instrument No. 201103110019462, Registers office for Davidson County, Tennessee, dated March 10, 2011. Being the same property conveyed to Derek F. Dineen by Quitclaim Deed from Derek F. Dineen and Alicia D. Jones of record in Instrument No. 200701260011088, Registers office for Davidson County, Tennessee, dated January 12, 2007. And further being the same property conveyed to Derek F. Dineen and Alicia D. Jones, a joint tenants with right of survivorship by deed from Glenn William McCall and wife Claire Sanders McCall of record in Book 11751, page 860, Registers office for Davidson County, Tennessee, dated November 19, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

() IMPROVED property known as **4517 Alcott Drive, 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, 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 ___ hand( ) this the 7th day of November, 2011.

Cook Builders, LLC

BY: _____ f/b/o Cook Builders

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Thomas West Cook, III, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the President of the maker, **Cook Builders, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 7th day of November, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN