BOX #14A

Warranty Deed

G#23665-2

BILL GARRETT, Davidson County
Trans:T20110082292 DEEDWARR
Recvd: 12/29/11 08:39 2 pgs
Fees:13.00 Taxes:1110.00
20111229-0101590

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2011.

Notary Public

My commission expires: May 5, 2015

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles F. Hammer, Jr. Ashley N. Carbine	SWBC Mortgage Corporation	
1432 Wexford Downs Lane	9311 San Pedro, Ste 100	172-14B-226.00CO
Nashville, TN 37211	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLYDE R. PATTERSON, UNMARRIED, AND KIMBERLYN K. BISHOP, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES F. HAMMER, JR., AN UNMARRIED MAN, AND ASHLEY N. CARBINE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 126 on the Plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128, & 132-133, of record in Instrument Number 20080122-0006550, revising Instrument Number 20010313-0024106, 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 Hyun S. Jang and wife, Bo H. Jang by deed from Franklin Heritage Homes, LLC, a limited liability company, of record in Instrument Number 20050322-0031259, in the Register's Office for Davidson County, Tennessee, dated March 18, 2005.

Being the same property conveyed to Clyde R. Patterson and Kimberlyn K. Bishop by deed from Hyun S. Jang and wife, Bo H. Jang, of record in Instrument Number 20100426-0031189, in the Register's Office for Davidson County, Tennessee, dated April 16, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1432 Wexford Downs Lane, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of December, 2011.

Clyde R. Patterson

Kimberlyn K. Bishop

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clyde R. Patterson and Kimberlyn K. Bishop, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2011.

Priti B. Patel
Notary Public

My Commission Expires: APRIL 17, 2013

PRITI B. PATEL
Commission # 1842270
Notary Public - California
Riverside County
My Comm. Expires Apr 17, 2013