Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE KC
COUNTY OF ~~WILSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Michael A. Nash
Affiant

Subscribed and sworn to before me, this 3rd day of April, 2012.

K Cloyd
Notary Public
My commission expires: 6-19-12

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 04/16/12 09:34 2 pgs
Fees:13.00 Taxes:614.20
20120416-0032145

06-1202-74558

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Nash	Access National Mortgage	064-15-0A-004.00 CO
713 Sweetwater Circle	1800 Robert Fulton Dr #350	
Old Hickory TN 37138	Reston, VA 20191	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Armand M. Hammer and wife, Sheila L. Hammer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Nash, hereinafter called the Grantees, their successors 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. 4, on the Plan of Revision One, Section One, Plantation Walk, of record in Plat Book 9432, Page 449, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Armand M. Hammer and wife, Sheila L. Hammer by deed from Phillips Builders, inc, dated January 26, 1995, recorded February 7, 1995, of record in Book 9590, Page 652, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 713 Sweetwater Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of April, 2012.

Armand M. Hammer

Sheila L. Hammer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Armand M. Hammer and Sheila L. Hammer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 3rd day of April, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM EXP. 12/27/15

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013