(2)

Return To:
[illegible]m
1804 Wil[illegible] Ste 201
Brent[illegible]27
[illegible]

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00 Affiant Subscribed and sworn to before me, this 4th day of June, 2012. Notary Public My commission expires: 3-18-2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
M. Paul Hammond, Jr. **Emily D. Hammond**	**New Owner**	**Map\Parcel: 131-11-0-076.00**
4600 Belmont Park Terrace a/k/a 1215 Harding Place		
Nashville, TN		

FOR AND IN 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 ACKNOWLEDGE, WE,

J.R. Horne, unmarried

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

M. Paul Hammond, Jr. and Emily D. 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. 34 on the Plan of Seven Hills, Section I, of record in Plat Book 2133, Pages 81 and 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J.R. Horne and wife, Wyellene M. Horne by Warranty Deed from Robert Y. Phelan, Sr. and wife, Flora K. Phelan, dated July 19, 1962, of record in Book 3406, Page 499, Register's Office for Davidson County, Tennessee. Wyellene M. Horne having since died. Daniel T. Heard having been appointed as Conservator for John R. Horne, also known as J. R. Horne, by the Davidson County Probate Court, Case No. 12P-500, and authorized to sell the subject property by Order Ratifying Contract and Approving Sale of Real Property, dated April 13, 2012, of record in Book ___*_____, Page_____, Register's Office for Davidson County, Tennessee. * 20120605-0048857

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 81 and 82, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2249, Page 192, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20120041246 DEEDWARR
Recvd: 06/05/12 11:03 2 pgs
Fees:13.00 Taxes:925.00


20120605-0048858

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 is improved property known as 4600 Belmont Park Terrace a/k/a 1215 Harding Place, Nashville, TN.

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 4th day of June, 2012.

J.R. Horne by Daniel T. Heard, Conservator

J.R. Horne by Daniel T. Heard, Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel T. Heard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of J. R. Horne for the purposes therein contained, and who further proved to me that he is the **Conservator** for J. R. Horne, and is authorized by Order Ratifying Contract and Approving Sale of Real Property by the Davidson County Probate Court, Docket No. 12P-500, to execute this instrument on his behalf, This the 4th day of June, 2012.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120146SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027