SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092124 DEEDWARRSP
Recvd: 12/03/12 14:34 2 pgs
Fees:13.00 Taxes:251.60
20121203-0110977

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Hammer	Avenue Bank	120-02-0177.00
(NAME)	(NAME)	
1337 Mercury Drive	111 10th Avenue South, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37203	
(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, I, **SOUTHEAST FINANCIAL CREDIT UNION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY M. HAMMER AND CHRISTINE M. HAMMER, 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 LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY MERCURY DRIVE ON THE EAST AND SOUTH BY SATURN DRIVE AND ON THE WEST BY COHRAN AND WHITCOMB AND BEING PART OF LOTS 109 AND 141, PLAN OF STARDUST ACRES (BOOK 1424, PAGE 92, R.O.D.C., TN.) AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING INC. (JOHN HOOD TN. R.L.S. #1838) DATED 10-21-00 MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF MERCURY DRIVE, SAID ROD BEING LOCATED S 86° 48' 00" E. 253.93' FEET FROM A IRON ROD (OLD) AT THE COMMON FRONT CORNER OF LOTS 112 AND 113, STARDUST ACRES (BOOK 1424, PAGE 92, R.O.D.C., TN.) AND BEING THE COMMON FRONT CORNER OF LOTS 109 & 110 OF SAID STARDUST ACRES LOT 110 BEING OWNED BY EMILY WHITCOMB (BOOK 6562, PAGE 88, R.O.D.C., TN.); THENCE WITH SAID SOUTHERLY MARGIN OF MERCURY DRIVE S. 86° 48' 00" E. 94.80' FEET TO A IRON ROD (NEW) AT THE R.O.W. RETURN OF THE RELOCATED SATURN DRIVE AND SAID MERCURY DRIVE; THENCE WITH A CURVE TO THE RIGHT RADIUS = 17.00' CHORD BEARING AND DISTANCE OF S 35° 10' 57" E 26.65' FEET FOR A LENGTH OF 30.63' FEET TO A IRON ROD (NEW); THENCE CONTINUING WITH THE NORTHERLY MARGIN OF SAID RELOCATED SATURN DRIVE, WITH A CURVE TO THE RIGHT RADIUS = 231.48" FEET CHORD BEARING AND DISTANCE OF S 35° 23' 10" W 150.35' FEET FOR A LENGTH OF 153.13' FEET TO A POINT; THENCE S 54° 20' 15" W 4.40' FEET TO A IRON ROD (NEW) IN THE COMMON LINE OF LOTS 140 AND 141 OF SAID STARDUST ACRES. SAID LOT 140 BEING OWNED BY TERRY COHRAN (BOOK 4878, PAGE 550 R.O.D.C., TN.); THENCE LEAVING SAID SATURN DRIVE WITH SAID LOT 140 N 26° 18' 11" W 58.49' FEET TO A IRON ROD (NEW) AT THE COMMON CORNER OF SAID LOT 140 AND LOT 110; THENCE WITH LOT 110 N 03° 45' 21" E PASSING THE COMMON REAR CORNER OF SAID LOTS 141 AND 109 AT 25.00' FEET FOR A TOTAL DISTANCE OF 100.00' FEET TO THE POINT OF BEGINNING CONTAINING 0.28 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SOUTHEAST FINANCIAL CREDIT UNION BY SUCCESSOR TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20120910-0081962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 1424, page 92; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1337 Mercury Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my hand this 30th day of November, 2012.

Southeast Financial Credit Union

By: _____

Chad Boone , Senior Vice President
Mortgage and Business Lending

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chad Boone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President Mortgage and Business Lending of Southeast Financial Credit Union, the within named bargainor, and that he as such Senior Vice President Mortgage and Business Lending, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Chad Boone as such Senior Vice President Mortgage and Business Lending.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of November, 2012.

_____
Notary Public

My Commission Expires: _____

MISTY M THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 17 2015