| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12112409**<br><br>KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 9, 2014 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $1,365,000.00.<br>Michelle Hamman<br>Affiant<br><br>Subscribed and sworn to before me, this2nd day of January, 2013.<br><br>Notary Public<br>My Commission Expires: _____ |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jacobus Johannes Hamman and Michelle Hamman<br>5442 Granny White Pike<br>Brentwood TN 37027 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>15900026100 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Kell Holland and Maria A. Holland, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacobus Johannes Hamman and Michelle Hamman, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT 1, H.P. GWINNER SUBDIVISION, REVISION 1, as shown on plat of record in Instrument No. 20060727-0090932, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Larry Kell Holland and Maria A. Holland by Warranty Deed from Haywood Redmond Gwinner, recorded on the 1st day of November, 2005 in Instrument No. 20051101-0131914, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 1, H.P. GWINNER SUBDIVISION, REVISION 1, as recorded in Instrument Nos. 20060727-0090932 and 20051104-0134153.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20071220-0146333.

Easement for Sanitary Sewer, recorded in Instrument No. 20061025-0132307.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7940, Page 888.

This is improved property located at 5442 Granny White Pike Brentwood TN 37027.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20130000979 DEEDWARR
Recvd: 01/04/13 09:28 2 pgs
Fees:13.00 Taxes:5050.50
20130104-0001158

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 2nd day of January, 2013.

Larry Kell Holland

Maria A. Holland

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Kell Holland and Maria A. Holland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014