Return to: John T. Cook, P.C.
File 24662-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009377 DEEDWARR
Recvd: 02/04/13 10:48 2 pgs
Fees:13.00 Taxes:192.40
20130204-0011245

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$52,000.00.** Craig Hammond

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2013.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Craig Hammond	**New Owner**	**Map 119-06-0 Parcel 009.00**
100 Jay Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronald G. Forbes and wife, Shirley L. Forbes

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

Craig Hammond and wife, Ronda Hammond

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 the westerly 45.1 feet front and 49.7 feet rear of Lot No. 110 on the Map of the subdivision of Lot Nos. 3 and 4 and parts of Lot Nos. 5 and 6 in Cumberland Nurseries, of record in Book 332, page 148, said Register's Office, described as follows:

Said part of said Lot No. 110 fronts 45.1 feet on the northerly side of Jay Street and runs back between lines 158.3 feet on the westerly side and 158.4 feet on the easterly side to an alley in the rear measuring 49.7 feet thereon.

Being the same property conveyed to Ronald G. Forbes, unmarried by Deed from Intercontinental Resource Marketing and Service Company, dated August 1, 1986, of record in Book 6937, Page 837, Register's Office for Davidson County, Tennessee. The property was further conveyed to Ronald G. Forbes and wife, Shirley L. Forbes by Quitclaim Deed from Ronald G. Forbes, dated July 18, 1994, of record in Book 9409, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **100 Jay Street, 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 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 **30th** day of **January, 2013.**

Ronald G. Forbes

Ronald G. Forbes

Shirley L. Forbes

Shirley L. Forbes

STATE OF TENNESSEE)
COUNTY OF Lewis **)**

Personally appeared before me, a Notary Public of said County and State, **Ronald G. Forbes and Shirley L. Forbes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lewis County Hohenwald, Tennessee, this **30th** day of **January, 2013.**

Chanda Graves

Notary Public

My Commission Expires: 03-25-15

CHANDA GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY