	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $98,500.00 Affiant Subscribed and sworn to before me, this 28th day of February, 2013. Notary Public My commission expires: 4-23-14
(Notary Stamp)	

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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

BILL GARRETT, Davidson County
Trans:T20130018288 DEEDWARR
Recvd: 03/06/13 09:47 2 pgs
Fees:13.00 Taxes:364.45
20130306-0022206

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers: 24.00
Justin Hammonds	~~New Owner~~ Prime Lending	**Map\Parcel: 051-04-0-~~023.00~~**
638 Gibson Drive	18111 Preston Rd #900	
Madison, TN 37115	Dallas TX 75252	

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,

Joanna L. Bills-Joyce, Successor Trustee of the Raymond H. Bills and/or Clemmie L. Bills Revocable Living Trust dated 12/03/2005

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

Justin Hammonds, unmarried

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. six (6) on the Plan of Dale Heights, as of record in Book 2330, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Raymond H. Bills and Clemmie L. Bills, Trustees of the Raymond H. Bills and/or Clemmie L. Bills Revocable Trust dated December 3, 2005, by Warranty Deed from Raymond H. Bills and Clemmie L. Bills, husband and wife, of record in Instrument No. 20060315-0029665, dated March 14, 2006, Register's Office for Davidson County, Tennessee. Raymond H. Bills and Clemmie L. Bills have both since died and as per the Raymond H. Bills and/or Clemmie L. Bills Revocable Living Trust dated December 3, 2005, Joanna L. Bills-Joyce is the Successor Trustee.

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 2330, Page 153, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 5236, Page 778, 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.
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 638 Gibson Drive, Madison, TN 37115.

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 28th day of February, 2013.

Raymond H. Bills and/or Clemmie L. Bills Revocable Living Trust dated 12/03/2005

Joanna L. Bills-Joyce, Successor Trustee

Joanna L. Bills-Joyce, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joanna L. Bills-Joyce** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Successor Trustee of the Raymond H. Bills and/or Clemmie L. Bills Revocable Living Trust dated 12/03/2005**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of February, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HE[illegible] STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **130080DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027