Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130064461 DEEDWARR
Recvd: 07/29/13 11:22 2 pgs
Fees:13.00 Taxes:1470.75
20130729-0078470

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $397,500.00

Affiant

Subscribed and sworn to before me, this 24th day of July 2013.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Hammervold	Fifth Third Mortgage	083 10 0 000 00
413 B Avondale Drive	5050 Kingsley Drive	
Nashville, TN 37206	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Big Picture Properties, LLC, a Tennessee limited liability,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mark Hammervold,** unmarried , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 116, 117 and the northerly 10 feet of Lot No. 118 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, and Unit B, Avondale Avondale Drive Townhomes, a Horizontal Property Regime with Private Elemants of record in instrument No. 20121017-0095303, Register's Office for Davidson County, Tennessee.

Said lots and part of lot adjoin and front together 70 feet on the easterly side of Avondale Drive and run back between parallel lines 128 feet to an alley.

Being a portion of the same property conveyed to Big Picture Properties, LLC by Quitclaim deed from Frank Verdun, a single man, dated December 10, 2012 and recorded in Instrument Number 20121226-0118340, said Register's Office. Affidavit of Scrivener's Error of record in Instrument No. 20130220-0016821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 413 B Avondale Drive, Nashville, TN 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 24th day of July, 2013.

Big Picture Properties, LLC

By: _____
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tray Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Authz. Rep for Big Picture Properties, LLC and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the Authz. Rep. for Big Picture Properties, LLC.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of July, 2013.

_____
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013062594

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON