BILL GARRETT, Davidson County
Trans:T20130078130 DEEDWARR
Recvd: 09/10/13 08:37 3 pgs
Fees:18.00 Taxes:266.40
20130910-0095251

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
ROBERT HAMMOND
454 Kinsey Blvd
Madison, TN 37115

MAP AND PARCEL 052 03 0 019.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-TWO THOUSAND AND NO/100 ($72,000.00) DOLLARS, paid and to be paid as hereinafter set forth I, **ROBERT E. MARSHALL**, have this day bargained and sold and by these presents do hereby transfer and convey **ROBERT HAMMOND,** his heirs and assigns, the following described lot or parcel of land, situated in Davidson County, Tennessee, as follows:

ALL that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 26 on the plan of EAST MADISON ADDITION, not of record and being more fully described according to a surve by R. L. Montoya Surveyor, dated July 2, 1986 as follows: Said Lot No. 26 fronts 50 feet along the westerly margin of Kinsey Boulevard and extends back between parallel lines 150 feet to a dead line in the rear which measures 50 feet thereon.

Being the same property conveyed to Robert E. Marshall by deed from Federal Home Loan Mortgage Corporation, of record as Instrument No. 20110415-0029154, in the Register's Office of Davidson County, Tennessee.

Grantor hereby warrants that this is not the principal place of residence of Robert E. Marshall nor his spouse and is therefore not subject to the homestead exemption.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

FOR CONSIDERATION of the sum of SEVENTY-TWO THOUSAND AND NO/100 ($72,000.00) DOLLARS, the said ROBERT HAMMOND have this day executed a promissory note for the sum of SEVENTY-TWO THOUSAND AND NO/100 ($72,000.00) DOLLARS, payable to the order of ROBERT E. MARSHALL, and secured by a **DEED OF TRUST** of even date executed by said GRANTEE.

WITNESS my hand this the 6 day of September, 2013.

**ROBERT E. MARSHALL**

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT E. MARSHALL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 6 day of September, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

# OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $72,000.00, which amount is equal to or

greater than the amount which the property transferred would command at a fair voluntary sale.

Robert Hammonds
AFFIANT

SUBSCRIBED and sworn to before me, this the 6 day of September, 2013.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5.25.16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016