BILL GARRETT, Davidson County
Trans:T20130085200 DEEDWARR
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Fees:13.00 Taxes:273.80

20131002-0103503

WARRANTY DEED

JAMIE JO GRAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

ET-13-3064

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Hammer	Stephanie Hammer	
1308 Mercury Drive (ADDRESS)	(NAME) 1308 Mercury Drive (ADDRESS)	12002016100
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDWIN T. DEPRIEST, MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE HAMMER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 93, MAP OF STARDUST ACRES, as shown on plat of record in Plat Book 1424, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from M. & M. Homes, Inc., a Tennessee Corporation to Olan L. DePriest and wife, Mary J. Head as recorded on the 10th day of November, 1949 in Deed Book 1764, Page 169 and see Last Will and Testament as recorded on the 12th day of September, 2011 in Instrument No. 20110912-0070465, in the Register's Office of Davidson County, Tennessee.

The said Olan L. DePriest having predeceased Mary J. Head on the 28th day of January, 1994.

The said Mary J. Head having since passed on the 31st day of October, 2010, leaving said property to Edwin T. DePriest, her sole living heir.
Probate Case No. 10P1693.

Edwin T. DePriest did not reside in the property as a principal residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and assessments for the year 2013 and subsequent years an lien not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STARDUST ACRES, as recorded in Plat Book 1424, Page(s) 92, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1308 Mercury Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 20th day of September, 2013.

Edwin T. DePriest

STATE OF Tennessee

COUNTY OF Wilson

On this the 19th day of September, 2013, before me personally appeared Edwin T. DePriest to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of September, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520