WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087737 DEEDWARR
Recvd: 10/10/13 10:46 2 pgs
Fees:13.00 Taxes:666.00
20131010-0106420

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan M. Hammond , John D. Hammond and Michelle L. Hammond	Peoples Home Equity, Inc.	06111025000
(NAME)	(NAME)	
1132 Greenland Avenue	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Brian H. Lucas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan M. Hammond , John D. Hammond and Michelle L. 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:

& wife (CE)

* joint tenants with right of survivorship RMH JDH MLH

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Subdivision of Plat of the Greenland Tract on the Gallatin Pike, as of record in Book 421, page 40, Register's Office for said County and described according to a survey made thereof by William Collier Parrish, Associates, Civil Engineers, April 15, 1959, as follows:

BEGINNING in the center line of Greenland Avenue, 6.1 feet West of the corner of Lots 16 and 18; thence southerly 383.6 feet to the South line of said subdivision, being 5.4 feet West of the corner of Lots 16 and 19; thence westerly 50 feet to a point; thence northerly 378.5 feet to the center line of Greenland Avenue; thence with the center line of said Avenue 50 feet to the beginning.

Being the same property conveyed to Brian H. Lucas, by deed of record in 20071213-0143739, Davidson, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Greenland Tract of record in Book 421, page 40, Register's Office for Davidson County, Tennessee. Easement for the right-of-way of Greenland Avenue.

unimproved ☐

This is improved ☒ property, known as 1132 Greenland Avenue, Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 4th day of October, 2013.

Brian H. Lucas

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian H. Lucas, 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 at Franklin, Tennessee this 4th day of October, 2013.

Commission expires: 3/20/15

Notary Public

Tommy Bright

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122