Box:13
File # 7521

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Hammond	Owner	054-14-OA-002.00
(NAME)	(NAME)	
15606 Club Estates Ln		
(ADDRESS)	(ADDRESS)	
Carmel IN 46033		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130091362 DEEDWARR
Recvd: 10/24/13 12:38 2 pgs
Fees:13.00 Taxes:1387.50
20131024-0110882

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Roger Austermiller and Wife, Penny Austermiller**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael J. Hammond, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 2 on the Final Plat of Brandywine Harbor of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description of said lot.

Being the same property conveyed to Roger Austermiller and wife, Penny Austermiller by Deed from Malcolm C. Harrell and wife, Susan C. Harrell, dated 05/12/2010 and filed for record on 12/21/2010 in Instrument 201012210101358, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 11700, Page 38, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11704, Page 356, as amended of record in Instrument 200610190129781, as amended of record in Instrument 200701190007855, as amended of record in Instrument 200708240101934, said Register's Office.

Charter of record in Instrument 200001180005534, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5 Harbor Cove Drive, Old Hickory, TN 37138-2169

File No.: 01288-17630
SMG TN Warranty Deed

(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/or 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/or 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 our hands this 22nd day of October, 2013.

Roger Austermiller

Penny Austermiller

State of Tennessee
County of Wilson

Personally appeared before me Roger Austermiller and Penny Austermiller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of October, 2013.

Notary Public _____
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY