This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14038

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01798-10933

Send Tax Bills To:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Davidson County DEEDWARR
Recvd: 03/05/14 15:02 3 pgs
Fees:18.00 Taxes:2049.80
20140305-0018662

New Owner is:
William L. Hammond
8005 East Chase Court
Nashville, TN 37221

MAP: 156-13-0-018.00

PARCEL: 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William S. Spivey and wife, Janis R. Spivey**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William L. Hammond and wife, Crystal J. Hammond**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **8005 East Chase Court, Nashville, TN 37221**

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

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Revision Three, Final Plat of Chase Creek, of record in Instrument No. 20050725-0086191 (which revised plat of record in Plat Book 9700, Page 524), in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William S. Spivey and wife, Janis R. Spivey, by Warranty Deed from Rowe L. Huggins and wife, Carol J. Huggins, Trustees of the Huggins Joint Revocable Living Trust Agreement, U/A/D October 23, 2001, said Warranty Deed being dated 2/1/02 and recorded 2/20/02 in Instrument No. 20020220-0021700, Register's Office for Davidson County, Tennessee.

WSS JRS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this .3rd day of March, 2014

GRANTOR(S):

William S. Spivey
WILLIAM S. SPIVEY

Janis R. Spivey
JANIS R. SPIVEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William S. Spivey and Janis R. Spivey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the .3rd day of March, 2014

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$554,000.00**.

AFFIANT

SWORN TO and subscribed before me this . 3rd day of March, 2014

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

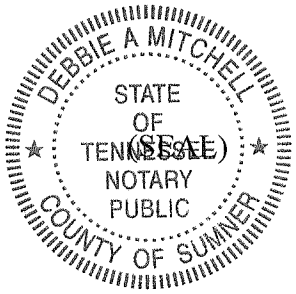
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017