BILL GARRETT, Davidson County
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Prepared by:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

2.005 Acres

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**PARCEL ID:**
Nancy Ann Dillon	Nancy Ann Dillon	177-00-0-042.00
9546 Big East Fork Road	9546 Big East Fork Road	
Franklin, TN 37064	Franklin, TN 37064	

FOR AND IN CONSIDERATION of Ninety Thousand Dollars ($90,000.00) and other good and valuable consideration to me in hand paid, the receipt of which is hereby acknowledged, JUDITH LYNN HAMMONDS, (hereinafter referred to as "Grantor"), by these presents, does hereby transfer, sell and convey unto NANCY ANN DILLON, (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantor's interest in and to the following described property located in Davidson County, Tennessee:

Being a parcel of land in the Thirty-fifth Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, a portion of the H.O. King heirs property as recorded in Deed Book 1072, Page 330, bounded on the west by Old Harding Pike, north, east and south by H.O. King heirs. Being more particularly described as follows:

Beginning at an iron rod on the easterly margin of Old Harding Pike at the southwest corner of the tract herein described, lying N30 deg 53'00" W 400.00 along the road from an iron rod at the southerly boundary fence of H.O. King heirs; thence,

Along the right of way of Old Harding Pike with a curve to the right having a radius of 825.64 feet, length of 242.57 feet, and chord of N39 deg 18'00" E 241.71 feet to an iron rod; thence,

Leaving the road along new division lines S50 deg 00'00" E 30.00 feet to an iron rod at a 20" elm; S33 deg 00'00" E 308.50 feet; S27 deg 30'00" E

75.00 feet; S38 deg 34'15" W 180.25 feet; N41 deg 45'00" W 400.00 feet to the beginning, containing 2.005 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated June 13, 2005.

Being the same property conveyed to Judith Lynn Hammonds and Nancy Ann Dillon by the Personal Representative's Quitclaim Deed dated July 16, 2008, and filed of record on July 29, 2008 in Instrument No. 20080829-0088916 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8993 Old Harding Pike, Franklin, in Davidson County, Tennessee 37064.

The legal description stated above has been taken from the prior Personal Representative's Quitclaim Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. At the time of the filing of the Personal Representative's Quitclaim Deed on August 29, 2008, said property was designated as Map 178, Parcel 42, in Davidson County. Sometime after this filing date, the Metropolitan Planning Commission changed the Map and Parcel Number to the above reflected Parcel ID: 177-00-0-042.00.

Grantor warrants title to the above described real property against all persons claiming under the Grantor, but not any further or otherwise. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 5th day of April, 2014.

Judith Lynn Hammonds

JUDITH LYNN HAMMONDS, Grantor

839847

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Donna H. Hayes, a Notary Public of this County, JUDITH LYNN HAMMONDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 5th day of April 2014.

DONNA H. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Donna H. Hayes
Notary Public
My Commission Expires: 8/23/16

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER FOR TENNESSEE TAX RECORDING PURPOSES IS $90,000.00.

Nancy Ann Dillon
NANCY ANN DILLON, Grantee

Sworn and subscribed to before me this 5 day of April, 2014.

DONNA H. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Donna H. Hayes
Notary Public

My Commission Expires: 8/23/16

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