# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034283 DEEDWARR
Recvd: 05/16/14 11:07 2 pgs
Fees:13.00 Taxes:277.50
20140516-0042189

G-WR-14-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Boyd Franklin Hammond** | **Branch Banking and Trust Company** | |
| (NAME) | (NAME) | **34-14-4.00** |
| **309 Dinwiddie Drive** | **301 College Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Greenville, SC 29601** | |
| (CITY) (STATE) (ZIP) | (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, I/we **BRADLEY G. MOYER AND WIFE, JO ANN M. MOYER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BOYD FRANKLIN HAMMOND, A SINGLE PERSON** 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 21, STANLEY HEIGHTS, as shown on plat of record in Plat Book 3300, Page 74, amended in Book 3986, Page 917, 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 to Bradley G. Moyer and wife, Jo Ann M. Moyer by Warranty Deed from Barbara K. Woodard Stickney, married, recorded on the 30th day of August, 2007 in Instrument No. 20070830-0103969, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STANLEY HEIGHTS, as recorded in Plat Book 3300, Page(s) 74, amended in Book 3986, Page 917, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Dinwiddie Drive, Madison, Tennessee 37115**.

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 the 13th DAY OF MAY, 2014.

Bradley G. Moyer

Jo Ann M. Moyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY G. MOYER AND JO ANN M. MOYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212