Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/19/14 16:19 3 pgs
Fees:18.00 Taxes:336.70
**20140519-0043007**

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2014.

Notary Public
My commission expires: 6-3-14

STATE OF TENNESSEE NOTARY PUBLIC CHRISTI M. JOHNSTON WILSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Leroy B. Hamer<br>3123 Meadow Side Lane<br>Nashville, TN 37207 | NEW OWNER | 06002009800 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Nesmith, unmarried** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Leroy B. Hamer, unmarried**, hereinafter called the Grantee, their successors and 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. 68 on the Plan of Section One, Parkwood Estates, of record in Book 2900, Pages 119-120, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Phillip Nesmith by deed from U.S. Bank National Association as Trustee for ABFC 2006-HE1 Trust dated 5/7/08 of record in Instrument No. 20080609-0058871, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes oath that this is not and never has been his personal residence.

This property is improved property known as: 3123 Meadow Side Lane, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of May, 2014.

**Phillip Nesmith**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Phillip Nesmith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 16th day of May, 2014.

Notary Public

My Commission expires: 3-30-15






# True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

