Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20140040451 DEEDWARR
Recvd: 06/09/14 13:44 2 pgs
Fees:13.00 Taxes:1775.63
20140609-0050051

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $479,900.00

Affiant

Subscribed and sworn to before me, this 2 day of June, 2014.

Notary Public
My commission expires: _____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Annis M. Marney 1509 Harding Pl. Nashville TN 37215		131100035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Grantland Hammond , married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Annis M. Marney and Glenn G. Dukes, Jr., wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plan of Seven Hills, Section II, as of record in Plat Book 2663, page 40, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Grant Hammond and Gregory M. Standifer by deed dated January 8, 2007 from Susan H. Hash and husband, John L. Hash of record in Instrument No. 20070118-0007211, Register's Office for Davidson County, Tennessee. Gregory M. Standifer having conveyed his interest to Grantland Hammond by deed of record in Instrument No. 20100901-0069671 Register's Office for Daivdson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Seven Hills, Section II, of record in Book 2663 Page 40, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 6519, page 623, Register's Office for Davidson County, Tennessee

This property is improved property known as 1509 Harding Pl., Nashville, Tennessee 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of June, 2014.

Grantland Hammond

Elizabeth A. Hammond, who joins in this conveyance for the Sole purpose of waiving any marital interest that she may have

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 Grantland Hammond and Elizabeth A. Hammond, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of June, 2014.

Notary Public

My Commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08165