WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/14 13:43 2 pgs
Fees:13.00 Taxes:177.60
20140617-0052777

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$48,000.00.**

Affiant

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

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gordon H. Thompson Preston Lohmeyer	New Owner	043-13-0-198.00
P.O. Box 294		
Brentwood, Tn 37024	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edith S. Hammons, widow,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gordon H. Thompson and Preston Lohmeyer** it's successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 and the east 25 feet of Lot No. 9 of Block "G" on the Map of Forrest Park, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 10 and part of Lot 9 adjoin and front together 76 feet 4 inches in the south side of Maple Street and run back between lines, 275 feet on the east line Lot 10 and 260 feet, more or less, on the westerly line of part of Lot 9, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Edward L. Hammons and wife, Edith S. Hammons from William Alexander Miller, a single man by Warranty Deed on August 29, 1979, Register's Office for Davidson County, Tennessee. Said Edward L. Hammons having since died leaving Edith S. Hammons as surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: **338 Maple Street, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 14th, 2014.

Edith S. Hammons by Mildred E. Marette Attorney in fact
Edith S. Hammons by Mildred E. Marette as Attorney in Fact

STATE OF California
COUNTY OF San Diego

California pd Before me, the undersigned authority, a Notary Public within and for the State of ~~Tennessee,~~ appeared MILDRED E. MARETTE, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for EDITH S. HAMMONS, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name EDITH S. HAMMONS, the bargainor(s), by the said MILDRED E. MARETTE, as Attorney-in-Fact. Said POA can be found recorded in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal, this 14th day of June, 2014.

Patricia S. DeHart
NOTARY PUBLIC My Commission Expires: May 28, 2016

PATRICIA S. DEHART
Commission # 1977987
Notary Public - California
San Diego County
My Comm. Expires May 28, 2016

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE