BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082169 DEEDWARR
Recvd: 10/31/14 11:17 2 pgs
Fees:13.00 Taxes:266.40
20141031-0100534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF OCTOBER, 2014.

Notary Public My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey L. Hammond	New Owner	
(NAME)	(NAME)	105-11-263
5248 Franklin Pike Cir.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMY WIGGER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY L. HAMMOND AND WIFE, AMBER E. HAMMOND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 26, VINE HILL, as shown on plat of record in Plat Book 161, Page 12, 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 Roy W. Autenrieth and wife, Elizabeth W. Autenrieth by Warranty Deed from Advisory Tenn District Church of the Nazarene, Inc. as recorded on the 28th day of January, 1977 in Deed Book 5109, Page 808, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Roy W. Autenrieth by Quitclaim Deed from Elizabeth W. Autenrieth as recorded on the 15th day of July, 1994 in Deed Book 9408, Page 308, said register's Office.

Being part of the same property conveyed to Linda Williams, Carol Hammond and Amy Wigger by Quitclaim Deed from Roy W. Autenrieth to as recorded on the 28th day of December, 1994 in Deed Book 9556, Page 757, said Register's Office.

Being the same property conveyed to Amy Wigger by Quitclaim Deed from Linda Williams and Carol Hammond as recorded on the 28th day of May, 2002 in Instrument No. 20020528-0063968, said Register's Office. This was never the principal place of residence for the Grantor.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 161, Page(s) 12, said Register's Office; and (c) restrictive covenants of record in Book 3460, Page 583, amended in Book 4200, Page 227, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 608 Benton Ave., Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 29th day of October, 2014.

Amy Wigger

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Wigger, the 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 and official seal at Nashville, Tennessee this 29th day of October, 2014.

Commission expires: 4/3/15

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215