RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-14-1801-B

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)
Joel Anderson and Ashley Anderson	**Finworth Mortgage, LLC**	
(NAME)	(NAME)	
1801 B 6th Ave N	**2106 Crestmoor Road, Suite 101**	**081-08-0B-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(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 **MICHAEL HAMMOCK AND ELIZABETH HAMMOCK, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOEL ANDERSON AND ASHLEY ANDERSON, HUSBAND AND WIFE,** 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:

Being Unit No. 1, as shown on Exhibit A on the Master Deed from Buchanan Street Townhomes, of record in Instrument No. 20060524-0060916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to Michael Hammock and Elizabeth Hammock, husband and wife by deed from Michael Hammock and Elizabeth Hammock, husband and wife of record in Instrument No. 20080725-0076214 Register's Office for Davidson County, Tennessee, dated May 22, 2008 and recorded on July 25, 2008.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Buchanan Street Townhomes of record in Instrument Number 20060524-0060916, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060524-0060915, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1801 B 6th Ave N, Nashville, Tennessee 37208**.

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.

BILL GARRETT, Davidson County
Trans:T20140096152 DEEDWARR
Recvd: 12/23/14 15:07 2 pgs
Fees:13.00 Taxes:1047.10
20141223-0117594

Witness my/our hand(s) this the 17th DAY OF DECEMBER, 2014.

Michael Hammock by John Gleaves as Attorney in Fact

Elizabeth Hammock by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL HAMMOCK AND ELIZABETH HAMMOCK, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL HAMMOCK AND ELIZABETH HAMMOCK.

Witness my hand and official seal, this the 17th of December, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)



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