WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012486 DEEDWARR
Recvd: 02/20/15 09:56 2 pgs
Fees:13.00 Taxes:281.20
20150220-0014701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Craig Hammond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Lana M. Alessi
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
LANA M. ALESSI
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-11-2017

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 8021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig Hammond	Craig Hammond	119-05-064.00
(NAME)	(NAME)	
2409 Foster Avenue	806 Redwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37220	
(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, **Kurt W. Eselgroth**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Hammond and Ronda Hammond, husband and wife**, 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:

A certain tract or parcel of land lying in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 8, as shown on the plan of W. F. Davis' Subdivision of Block No. 2, Cumberland Nurseries, as shown on plat of record in Plan Book 332, Page 25, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 8 fronts 50 feet on the westerly side of Foster Avenue and runs back 78.9 feet on the northerly line and 78.92 feet on the southerly line, with the northerly margin of an alley to the easterly line of Lot No. 7, measuring 50 feet thereon.

Being the same property conveyed to Kurt W. Eselgroth by Warranty Deed dated 03/28/2007 from Steven M. Sandifer, unmarried of record in Instrument 200703300038343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2409 Foster Avenue, Nashville, TN 37210
(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 our hands this 11 day of February, 2015.

Kurt W. Eselgroth

State of Arizona
County of Maricopa

On this 11 day of February, 2015 before me, a Notary public in and for said County and State, personally appeared Kurt W. Eselgroth, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: 11-29-2015

Kenneth Pederson
Notary Public
Maricopa County, Arizona
My Comm. Expires 11-29-2015