BILL GARRETT, Davidson County
Trans:T20150015233 DEEDWARR
Recvd: 03/02/15 15:11 2 pgs
Fees:13.00 Taxes:762.20
20150302-0018042

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

emily jones
Affiant

Subscribed and sworn to before me this 25th day of February, 2015.

Notary Public
My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires: 01-18-2016
CHRIS MULE'

Address of New Owner:	Send Tax Bills to:	Tax Information
Anna E. Rivera 2529 Jordan Ridge Drive Nashville, TN 37218	New Owner	058090 A 173.00

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, **Marie S. Hammond, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anna E. Rivera and Lillie M. Goretski,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165, on the Plan of Jordan Ridge at Eaton's Creek Phase 6, of record in Instrument Number 20061121-0144757, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael G. Hammon and Marie S. Hammond, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on July 3, 2007 in Instrument Number 20070703-0079608, Register's Office for Davidson County, Tennessee.

The same Michael G. Hammond having since died on Aug 30th 2007, leaving his widow, Marie S. Hammond as tenant by the entirety.

This property is improved property known as **2529 Jordan Ridge Drive, Nashville, TN, 37218**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) all matters appearing of record in Plat Map Book 20061121-0144757, Register's Office for Davidson County, Tennessee; (3) temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345; (4) Subject to flow of Eaton's Creek and branches thereof; (5) rights of others in and to the common areas and/or elements of Creekside Trails; (6) No insurance is offered those portion fo the premises enclosed within the bounds of Eaton's Creek Road; (7) Restrictive covenants contained in an instrument of record in Instrument #20000915-0092002; Supplemental amendment of record in Instrument #20011025-0117168 and Second Supplemental amendment of record in Instrument Number 20020828-0103983, and Third Supplemental amendment of record in Instrument Number 20041229-0153772, and Fourth Supplemental amendment of record in Instrument Number 20061120-0143523, also Instrument Number 20061120-0143524, Register's Office for Davidson County, Tennessee. Omitting any

covenant or restriction based on race, color, religion, sec, handicap, familial status or national origin unless and only to the extend the said covenant(s) is exempt under Chapter 42, Section 3607 of the United States code or (b) relates to handicap that does not discriminate against handicapped persons; (8) HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, and Instrument Number 20011126-0128291, Register's Office for said County; (9) Easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davidson County, Tennessee; Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, said Register's Office; (10) Storm Water Detention Agreements of record as Instrument #20001011-01000954, Instrument Number 20031010-0150887, Instrument Number 20070112-0005338 and Instrument Number 20060126-009689, said Register's Office; (11) Agreement for Rights and Obligations of record as Instrument Number 20041229-0153373, said Register's Office; (12) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

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 the 25th day of February, 2015.

Marie S. Hammond

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 **Marie S. 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 this the 25th day of February, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015023455