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 $35,000.00

Affiant

Subscribed and sworn to before me, this 5th day of March 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
David Fox 1606 Ash Grove Ct. Franklin, TN 37069	New Owner	

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, **Trey Cain, Trustee of the 2403 Hammond Dr. Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Fox,** hereinafter called the Grantee(s), his 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, Tennessee, being described as follows, to-wit:

Being Lot No. 34 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 130, Register's Office for said County.

(Plat Book and page is reference incorrectly in legal description. It should read, Book 2331, Page 114).

Being the same property conveyed by Margie A. Hammonds and Sandra A. Hammonds Lawson, by Warranty Deed to The 2403 Hammond Dr. Trust, dated January 16th, 2015 in Instrument Number 20150312-0021183, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2403 Hammond Dr., Nashville, TN, 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. 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.

BILL GARRETT, Davidson County
Trans: T20150017968 DEEDWARR
Recvd: 03/12/15 10:39 2 pgs
Fees: 13.00 Taxes: 129.50
20150312-0021184

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 5th day of March 2015.

The 2403 Hammond Drive Trust

By: _____
Trey Cain

Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On February 26, 2015, before me personally appeared, Trey Cain, 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 The 2403 Hammond Dr. Trust, and who acknowledged that he executed the same as the free act and deed of The 2403 Hammond Dr. Trust.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of March 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014113361B