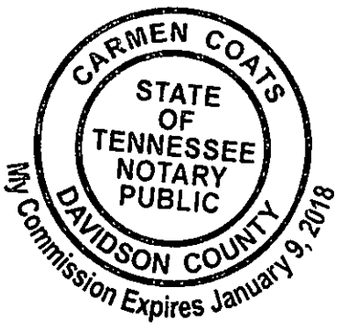
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kenneth M. Hammonds	Access National Mortgage	43-1-163
(NAME)	(NAME)	
305 Sarver Ave.	1800 Robert Fulton Drive Ste. 350	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150372

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, I, Mary Bess Duncan, unmarried, who acquired title as Bess Duncan, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kenneth M. Hammonds Unmarried Man, 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 No. 3 on the Map of W. D. Ready Subdivision of the E. H. Thornton Tract, of record in Book 5190, page 420, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bess Duncan, unmarried by deed from Curtis Claibourne and Sandy Claibourne, dated May 26, 1993, of record in Book 8961, page 55, Register's Office for Davidson County, Tennessee. The said Bess Duncan is also known as Mary Bess Duncan.

This conveyance is subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat in Book 5190, page 420, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 305 Sarver Ave., Madison, TN 37115

(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150024073 DEEDWARR
Recvd: 04/01/15 15:51 2 pgs
Fees:13.00 Taxes:407.00
20150401-0028409

Witness my hand 31st day of March, 2015.

Mary Bess Duncan AKA Bess Duncan

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Bess Duncan,* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

*Mary Bess Duncan AKA Bess Duncan

Witness my hand, at office, this 31st of March, 2015.

Notary Public
My Commission Expires: 4/9/17

