BILL GARRETT, Davidson County
Trans:T20150028584 DEEDWARR
Recvd: 04/16/15 11:03 2 pgs
Fees:13.00 Taxes:1942.50
20150416-0033656

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2015.

Notary Public

My commission expires: 3-6-18

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **M. Paul Hammond and Emily D. Hammond** | **New Owners** | **Map\Parcel: 14503000600** |
| **1208 Tyne Blvd.** | **4600 Belmont Park Terrace** | |
| **Nashville, TN 37215** | **Nashville, TN 37215** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Jerri E. Cash, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**M. Paul Hammond and Emily D. 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Harpeth Acres, Section II, of record in Plat Book 1835, Page 57, in the 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 James A. Cash and wife, Jerri E. Cash by Warranty Deed from Mary P. Carlisle, of record in Book 3993, Page 942, Register's Office for Davidson County, Tennessee, dated March 4, 1966 and recorded on March 4, 1966. The said James A. Cash having since died. Jerri E. Cash and Geraldine E. Cash are one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 1835, Page 57, Register's Office for Davidson County, Tennessee.

**This is improved property known as 1208 Tyne Blvd. Nashville, TN 37215.**

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 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 my/our hand(s) this 10th day of April, 2015.

Jerri E. Cash

Jerri E. Cash

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, Jerri E. Cash the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2015.

Notary Public

My Commission Expires: 1-8-19

CARLA KARR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

File #: **315015CI**