STATE OF TENNESSEE)
COUNTY OF _____)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $64,800.00.

_____

AFFIANT

Sworn to and subscribed before me this _____ day of _____ , 2014.

NOTARY PUBLIC My commission expires:

Map & Parcel No. 10505039800

Address of New Owner:
Family Trust Services
P.O. Box 126
Brentwood TN 37024

Send Tax Notices To:
Same

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, CLAUDE E. HAMMONDS, SR., single, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto FAMILY TRUST SERVICES LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, its successors and assigns forever, all of his right, title and interest in the following described real estate situated in Davidson County, Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

This is improved property, known as 1017 Argyle Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS SUBJECT TO all matters set out in the plat of record in Book 57, page 147, in the Register's Office for Davidson County, Tennessee; and to the 2014 Davidson County property taxes.

THE SUBJECT PROPERTY IS NOT, AND NEVER HAS BEEN, THE MARITAL RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
381 Mallory Station Road, Suite 202
Franklin, TN 37067

When Recorded Return to:
Family Trust Services LLC.
P.O. Box 126
Brentwood TN 37024

BILL GARRETT, Davidson County
Trans:T20150037095 DEEDWARR
Recvd: 05/13/15 12:36 3 pgs
Fees:18.00 Taxes:55.50
20150513-0043939

IN WITNESS WHEREOF, the said CLAUDE E. HAMMONDS, SR., has hereunto set his signature, on this, the 22nd day of Dec, 2014.

CLAUDE E. HAMMONDS, SR.

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 CLAUDE E. HAMMONDS, SR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 22nd day of Dec, 2014.

My commission expires: 8/22/16

NOTARY PUBLIC

JODY L. BLAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 15,000.00
, Affiant
Subscribed and sworn before me this the
13th Day of May, 2015
L. Chandler Deputy Register

Exhibit "A" Legal Description.

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Fronting forty (40) feet on the south side of Argyle Avenue in Nashville, Tennessee and running back between parallel lines 150 feet to an alley, being composed of 30 feet off the west side of Lot No. 14 and 10 feet off the east side of Lot No. 13 in Jones Subdivision of Jones & Dudley's Addition as per record in Book No. 57 page 147 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to CLAUDE E. HAMMONDS, SR., single, by Warranty Deed from HUBERT C. KELSOE, JR., single, BETTIE H. KELSOE-KINNARD, single, BARBER CARR, single, RICHARD BAKER, JR., single, MARYLAND PARKER, JR., married, MARGIE A. HAMMONDS, single, DORENDA M. CHEEKS, married, SANDRA A. LAWSON, single, WILLIE H. HAMMONDS, JR., single, JAMES A. HAMMONDS, SR., married, CLAUDE E. HAMMONDS, SR., single, CLAUDE A. KELSOE, married, DAVID KELSOE, single, MARY KELSOE, single, and THELMA KELSOE, single, being all the heirs-at-law of PEARL LENA KELSOE, recorded in Instrument No. 20150513-0043938, in the Register's Office for Davidson County, Tennessee.