BILL GARRETT, Davidson County
Trans: T20150055761 DEEDWARR
Recvd: 07/09/15 15:57 2 pgs
Fees: 13.00 Taxes: 888.00
20150709-0066969

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0775

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Emily Jones
Affiant

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2015

Notary Public
Commission Expires: 6/19/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Annette M. Hammar 2723 Bobby Avenue Nashville, TN 37216	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	07301007700

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Lori A. Weaver, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annette M. Hammar, a single person

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, TN, being Lot No. 27 of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z.J. Wilkinson, surveyor, 09-02-1945.

Beginning at a point in the northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line betweeen said lots, Northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, Easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line betweeen Lots 27 and 28; Southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to Lori A. Weaver, unmarried, by Cash Deed from Secretary of Housing and Urban Development, of Washington D.C., dated 11-24-2009 and recorded 11-30-2009 in Instrument No. 20091130-0109083, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2723 Bobby Avenue, Nashville, TN 37216.

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 we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of June, 2015.

Lori A. Weaver

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lori A. Weaver** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of June, 2015.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17