Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150083972 DEEDWARR
Recvd: 10/02/15 10:44 2 pgs
Fees:13.00 Taxes:1850.00
20151002-0100373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September 2015.

Notary Public
My commission expires: 11/6/2017

Address of New Owner:	Send Tax Bills to:	Tax Information
James Soto 1727B 4th Avenue North Nashville TN 37208-0000	Same	082 05 0Q 002.00

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 Grantland Hammond hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James Soto and wife Megan Soto 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:

Being Unit B as described in Declaration of Covenants, Conditions and Restrictions for Homes at 1727 4th Avenue North of record in Instrument No. 20141231-0119316 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Grantland Hammond by deed from Robert R. Gaines of record in Instrument NO. 20141104-0101830 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of D.T. McGavock's Addition of record in Book 21 Page 7, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20141231-0119316 and in any allied instruments(s) referred to in said restrictions. 4)Dedication of Easement and Maintenance Agreement for Sewage Pumps Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20150804-0077259 Register's Office for Davidson County, Tennessee

This property is improved property known as 1727B 4th Avenue North, Nashville, Tennessee 37208-0000

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) does further covenant and bind himself, his 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.

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 29 day of September, 2015.

Grantland Hammond

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 Grantland Hammond the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09123