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BILL GARRETT, Davidson County
Trans:T20150085809 DEEDWARR
Recvd: 10/08/15 09:27 2 pgs
Fees:13.00 Taxes:1100.75
20151008-0102631

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156623

WARRANTY DEED

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2015.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Hammill 1209 Meadow Trace Court Nashville, TN 37221	Bank of America, N.A. 900 West Trade Street 3rd Floor Charlotte, NC 28255	155 16 0A 032.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars ($297,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRIAN DOUGLAS PETTY AND WIFE, TARA FORREST PETTY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL L. HAMMILL, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 24, TRACESIDE, SECTION 2 Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Douglas Petty and wife, Tara Forrest Petty, by Deed dated March 9, 2007 and recorded on March 12, 2007, of record in Instrument No. 20070312-0030156, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1209 Meadow Trace Court, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of October, 2015.

Brian Douglas Petty
BRIAN DOUGLAS PETTY

Tara Forrest Petty
TARA FORREST PETTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brian Douglas Petty and Tara Forrest Petty, 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 seal, this the 7th day of October, 2015.



Sarah Simmons
Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018