WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150088645 DEEDWARR
Recvd: 10/19/15 10:12 2 pgs
Fees: 13.00 Taxes: 236.80
20151019-0105902

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$64,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2015.

Notary Public

My commission expires: 1/13/17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey L. Hammond **Amber E. Hammond**	**New Owner**	**11901O27700**
5248 Franklin Pike Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Bert Dwayne Farler, unmarried

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

Jeffrey L. Hammond and wife, Amber E. Hammond

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. 4 on the Map of the Subdivision of the East part of Mrs. Gray's property (formerly known as part of Lot No. 35 on the Map of Cumberland Nurseries Subd), made September 24, 1925, by W.B. Southgate, Surveyor, not of record and described as follows:

Beginning at point in the southerly margin of Rose Avenue 150 feet West of the West margin of Wickson Avenue; thence, southerly parallel to the West margin of Wickson Avenue, 166 feet to a point; thence, westerly 48 feet to a point; thence, northerly 166 feet to the South margin of Rose Avenue; thence, with the margin of the same, easterly 47 feet 6 inches to the point of the beginning.

Being the same property conveyed to Bert Dwayne Farler, by Quitclaim Deed dated November 26, 1997 from Gracie P. Farler, a widow, of record in Book 10699, page 358, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Columbus H. Farler, Jr. and wife, Gracie P. Farler, by Warranty Deed dated August 15, 1956 of record in Book 2590, page 535, Register's Office for Davidson County, Tennessee. The said Columbus H. Farler died on June 6, 1986.

This conveyance of the above described parcel of land is subject to the following:

1) All matters as shown on the Plan of Cumberland Nurseries Subd of record in Book 161, Page 112, said Register's Office for Davidson County.

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4164, Page 975, Register's Office for Davidson County, Tennessee.

3) Taxes for 2015 and subsequent years which have been paid and assumed by the Grantees herein.

This is improved property, known as **333 Rose Street, Nashville, TN 37210**

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 **15th** day of **October, 2015.**

Bert Dwayne Farler

Bert Dwayne Farler

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Bert Dwayne Farler,** the within named sellers, 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 Nashville, Tennessee, this **15th** day of **October, 2015.**

JUMAP. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17