TN Title

Prepared by:
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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 27th day of September 2015.

Notary Public
My commission expires: 3/24/17

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans: T20150089794 DEEDWARR
Recvd: 10/21/15 14:28 2 pgs
Fees: 13.00 Taxes: 1850.00
20151021-0107218

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie Sinclair Jones 1727A 4th Avenue N Nashville TN 37208	Same	082050Q001.00

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, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Stephanie Sinclair Jones, an unmarried woman hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. A 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 property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

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.

This property is improved property known as 1727A 4th Avenue N, Nashville,Tennessee 37208

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) do further covenant and bind themselves, their 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 he 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

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 08899