WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-28861

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Traci L. Jackson and Andrea Jean Jackson	New Owner	149 09 0 263.00
(NAME)	(NAME)	
1120 Remmington Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Nine Thousand And No/100 Dollars ($209,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jeffrey B. Hammond and wife, Susan A. Hammond**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Traci L. Jackson, a married woman and Andrea Jean Jackson, a single woman, tenants in common with the right of survivorship**, 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:

Being Lot No. 81, First Revision, Section One on the Plan of Hunters Run, as of record in Plat Book 9700, Page 124 and revised in Plat Book 9700, Page 341, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey B. Hammond and wife, Susan A. Hammond by Warranty Deed from Jimmy W. Goll and Michal Ann Goll dated January 22, 2002 and recorded January 23, 2002 in Instrument No. 20020123-0009504, in said Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1120 Remmington Trace, Antioch, TN 37013

File Number: FRN-154444

BILL GARRETT, Davidson County
Trans:T20150102661 DEEDWARR
Recvd: 12/04/15 10:27 2 pgs
Fees:13.00 Taxes:773.30
20151204-0122295

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 do covenant with the said Grantees that we 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; 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 our hands this 30th day of November, 2015.

Jeffrey B. Hammond

Jeffrey B. Hammond

Susan A. Hammond by Jeffrey B. Hammond, Attorney-in-Fact

Susan A. Hammond by Jeffrey B. Hammond
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Jeffrey B. Hammond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeffrey B. Hammond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey B. Hammond, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20151204-0122294, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Jeffrey B. Hammond, under said Power of Attorney.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-154444