Prepared by:
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103 Forrest Crossing Blvd Suite 205
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 11 day of January 2016.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/11/16 15:43 3 pgs
Fees:18.00 Taxes:1572.50
20160111-0002910

Address of New Owner:	Send Tax Bills to:	Tax Information
Marshall L. Hix, Trustee	Same	13214003000
750 Old Hickory Blvd., Bldg. Two, Suite 150		
Brentwood, TN 37027		

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 Arthur B. Hammond , married and Grantland Hammond, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marshall L. Hix, Trustee of the Wide Sparrow Trust u/a dated 1/11/2016, with full power and authority to hold, manage, seller, transfer, mortgage and convey without the joinder of any beneficiary, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of E.N. Kennon, Jr. Subdivision, as of record in Book 2330, Page 143, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 236.8 feet on the southerly side of Battery Lane and extends back between parallel lines 183.95 feet of a dead line.

Being the same property conveyed to Arthur B. Hammond, a married man and Grantland Hammond, unmarried as tenants in common by deed dated March 1, 2007 from Timothy D. Baxter and wife, Karen Keith Baxter of record in Instrument No. 20070308-0029041, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of E.N. Kennon, Jr. Subdivision, of record in Book 2330, Page 143, Register's Office for Davidson County, Tennessee

This property is improved property known as 808 Battery Ln., Nashville, Tennessee 37220

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 11 day of January, 2016.

Arthur B. Hammond

Sheryl W. Hammond, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

Grantland Hammond

Elizabeth Hammond, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

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 Arthur B. Hammond and Sheryl W. Hammond and Grantland Hammond and Elizabeth 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 11th day of January, 2016.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09269