BILL GARRETT, Davidson County
Trans: T20160008488 DEEDWARR
Recvd: 02/01/16 13:43 2 pgs
Fees: 13.00 Taxes: 1930.66
20160201-0009561

Warranty Deed

AMY DIETERLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $521,800.00 Affiant Subscribed and sworn to before me, this the 28th day of January, 2016. Notary Public My commission expires: 9-11-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan K. Rhodes	New Owner	
3326 Felicia Street		092-09-0-P-00200.CO
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GRANTLAND HAMMOND, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN K. RHODES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being 3326, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3326 Felicia Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150304-0019120, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Charles E. Osborne and wife, Fronetta S. Osborne by Warranty deed from Sadie M. Hopwood, a widow of record in Book 4261, page 213 Register's Office for Davidson County, Tennessee, dated August 16, 1968 and recorded on August 19, 1968.

Being a portion of the same property conveyed to Merdan Ibrahim by Final Decree Confirming Sale from Charles E. Osborne Et Ux of record in Instrument No. 20140212-0012367 Register's Office for Davidson County, Tennessee, dated January 6, 2013 and recorded on February 12, 2014.

Being a portion of the same property conveyed to Grantland Hammond by Warranty deed from Merdan Ibrahim of record in Instrument No. 20150210-0012043 Register's Office for Davidson County, Tennessee, dated February 6, 2015 and recorded on February 10, 2015.

** Neither Grantor Nor Grantor's Spouse have ever resided in the above-described improved real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3326 Felicia Street, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2016.

Grantland Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Grantland Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018