THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33164-07-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $708,000.00. Affiant Subscribed and sworn to before me this 20th day of September, 2016. Notary Public My Commission Expires: 5/8/18 ANGELA POSEY-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Diana Sandoval, Philip Krebs 115 Alton Road Nashville, TN 37205	**Send Tax Bills To:** ~~New Owner~~ Regions Bank, d/b/a Regions Mortgage P.O. Box 2153, Birmingham, AL 35287-2520	**Tax Information:** Map and Parcel No.: 129 12 0 098 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clyde Franklin Hammer and wife, Susan H. Hammer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip D. Krebs, unmarried and Diana V. Sandoval, unmarried, as joint tenants in common with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Alton Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160083362 DEEDWARR
Recvd: 09/22/16 14:21 3 pgs
Fees:18.00 Taxes:2619.60
20160922-0100055

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of September, 2016.

Clyde Franklin Hammer

Clyde Franklin Hammer

Susan H. Hammer

Susan H. Hammer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Clyde Franklin Hammer and Susan H. Hammer**, 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, at office, this 20th day of September, 2016.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

Being Lot No. 16, Block A on the Plan of Highlands of Belle Meade, No. 2, of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 100 feet on the southerly margin of Alton Road and extends back between parallel lines a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to Clyde Franklin Hammer and wife, Susan H. Hammer by deed dated August 13, 1986, from Robert Hunter Frierson Armistead of record in Book 6950, page 920, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 129 12 0 098 00.
2. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.