BILL GARRETT, Davidson County
Trans:T20160106566 DEEDWARR
Recvd: 12/05/16 09:57 2 pgs
Fees:13.00 Taxes:991.14
20161205-0127174

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,875.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Duncan 1212 Travelers Place Hermitage, TN 37076	Same address as new owner	086 04 0C 022.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Seven Thousand Eight Hundred Seventy Five and 00/100 Dollars ($267,875.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JAMES B. GRIZZARD AND WIFE, LINDA D. GRIZZARD**, hereinafter called the Grantor, have bargained and sold and by these presents do hereby transfer and convey unto, **KENNETH DUNCAN AND ALIANNA HAMMER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 36 as shown on the map entitled Plan of Jackson's Grove, Phase Two, of record in Book 8250, page 999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James B Grizzard and wife, Linda D. Grizzard, by Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated 11/30/2007, recorded 12/31/2007, of record in Instrument #20071231-00148751, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1212 Travelers Place, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 8250, page 999; to any and all restrictive covenants and/or easements of

record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 30th day of November, 2016.

JAMES B. GRIZZARD

LINDA D. GRIZZARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James B. Grizzard and wife, Linda D. Grizzard, 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 seal, this the 30th day of November, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18