THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 1705120401

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170077458 DEEDWARR
Recvd: 09/05/17 11:49 2 pgs
Fees:13.00 Taxes:6752.50
20170905-0090981

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Douglas and Jessica Douglas	~~New Owner~~ QUC	Tax Parcel ID No.
1 Carriage Hill	FINWORTH MORTGAGE, LLC	116-14-0-003.00
Nashville TN 37205	2106 CRESTMOOR RD NASHVILLE, TN 37215	

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, **Ann K. Hammock, married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEVIN A **Douglas and Jessica Douglas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 4 in the Bransford Realty Company and Johnson Bransford' s Subdivision of part of a 40 acre tract and all of Lot No. 27 and part of lot No. 28 in the Deer Park Subdivision, Belle Meade, a plan of which is of record in Book 421, page 67, Register' s Office for Davidson County, Tennessee, said part of said lot being more particularly described as follows:

BEGINNING at a point in the southern margin of Bellevue Drive North (n/k/a Carriage Hill) 98 feet west of the point where the boundary line between Lots Nos. 4 and 6 in said subdivision intersects the southern margin of Bellevue Drive; extending thence westwardly along the southern margin of Bellevue Drive North (Carriage Hill) 100 feet to a point; thence in a curved line (radius 15 feet) along the southern margin of Bellevue Drive North (Carriage Hill) and the eastern margin of Bellevue Drive; thence southwardly along the eastern margin of Bellevue Drive, 219 feet to a point; the common corner of Lots 4 and 5; thence south 61 1/2Â° east along the boundary line between Lot Nos. 4 and 5, 249 feet; thence north 8 1/2Â° east 221 feet to the point of beginning, said part of said Lot No. 4 being the same as Lot No. 1 on the Map showing the subdivision of Lots Nos. 4, 5, and 25 in the Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot No. 27 and part of Lot No. 28 in Deer Park Subdivision, Belle Meade, a plan of which is of record in Book 421, page 134, said Register' s Office.

Being the same property conveyed to H. REX HAMMOCK and wife, ANN KNIGHT HAMMOCK, by deed from MEREDITH E. FLAUTT and wife, MARY LOUISE Z. FLAUTT, of record in Book 6644, page 467, dated August 26, 1985, said Register's Office.

H. REX HAMMOCK and ANN KNIGHT HAMMOCK conveyed their interest to ANN K. HAMMOCK, by quitclaim deed of record in Instrument No. 20030421-0052244, dated April 7, 2003, said Register's Office.

H. Rex Hammock joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 116-14-0-003.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 67, said Register's Office.

This is improved property located at 1 Carriage Hill Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2017.

Ann K. Hammock

H. Rex Hammock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann K. Hammock and H. Rex Hammock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
MAY 3, 2021