Bill Garrett Davidson County
Batch# 49009 DEEDWARR
01/18/2018 03:35:19 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20180118-0005504

ADDRESS NEW OWNER: Angie Barker
2926 Lakeland Drive
Nashville, TN 37214

SEND TAX BILL TO: SWBC Mtg Corp
PO Box 11733 Newark NJ 07101

MAP-PARCEL NOS. 09614000800

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Justin C. Hammond, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Angie* Barker** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit: *L.

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of Cloverhill, Section 7, as of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Justin C. Hammond, single person, from Carrie Ball, aka Carrie Brown, by Deed recorded on March 27, 2015, in Instrument No. 20150327-0026518, Register's Office for Davidson County, Tennessee. Justin C. Hammond has since married Malissa Hammond. Malissa Hammond joins in this Deed to convey any and all interests she may have in the subject property including but not limited to any marital rights therein.

This is property with a common address of 2926 Lakeland Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee.
(2) All matters appearing on the Plan of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee.
(3) Restrictive Covenants of record in 2145, Page 262, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of January 2018.

X Justin C. Hammond by Judith G. Hammond, Attorney in Fact
Justin C. Hammond by Judith G. Hammond, Attorney in Fact

X Malissa Hammond by Judith G. Hammond, Attorney in Fact
Malissa Hammond by Judith G. Hammond, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Judith G. Hammond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Justin C. Hammond, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. * in said Register's Office. * 20180118-0005503

Witness my hand and official seal at office, this 12th day of January 2018.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Judith G. Hammond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Malissa Hammond, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. * in said Register's Office. * 20180118-0005502

Witness my hand and official seal at office, this 12th day of January 2018.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Affiant

Subscribed and sworn before me this 12th day of January 2018.

Notary Public
My Commission Expires: 5-8-18

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

File No. 1801K005