Return To: 19-2072
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 192201 DEEDWARR
02/06/2019 09:26:05 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20190206-0011266

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19014

Send Tax Bills To:
Primary Residential Mtg.
~~SAME~~ 1980 N. 2200 West.
Salt Lake City, UT 84116

New Owner is:
Margaret M. O'Brien
1337 Mercury Drive
Nashville, TN 37217

MAP: 120-02-0
PARCEL: 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy M. Hammer and wife, Christine M. Hammer**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Margaret M. O'Brien, an unmarried woman,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1337 Mercury Drive, Nashville, TN 37217.

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

LAND located in Nashville, Davidson County, Tennessee being bounded on the north by Mercury Drive on the east and south by Saturn Drive and on the west by Cohran and Whitcomb and being part of Lots 109 and 141, Plan of Stardust Acres (Book 1424, Page 92, R.O.D.C., TN.) and being described according to a survey by Campbell, McRae & Associates Surveying Inc. (John Hood TN. R.L.S. #1838) dated 10-21-00 more particularly as follows:

BEGINNING at a iron rod (old) on the southerly margin of Mercury Drive, said rod being located S 86° 48' 00" E. 253.93' feet from a iron rod (old) at the common front corner of Lots 112 and 113, Stardust Acres (Book 1424, Page 92, R.O.D.C., TN.) and being the common front corner of Lots 109 & 110 of said Stardust Acres Lot 110 being owned by Emily Whitcomb (Book 6562, Page 88, R.O.D.C., TN.); thence with said southerly margin of Mercury Drive S. 86° 48' 00" E. 94.80' feet to a iron rod (new) at the R.O.W. return of the relocated Saturn Drive and said Mercury Drive; thence with a curve to the right radius = 17.00' chord bearing and distance of S 35° 10' 57" E 26.65' feet for a length of 30.63' feet to a iron rod (new); thence continuing with the northerly margin of said relocated Saturn Drive, with a curve to the right radius = 231.48" feet chord bearing and distance of S 35° 23' 10" W 150.35' feet for a length of 153.13' feet to a point; thence S 54° 20' 15" W 4.40' feet to a iron rod (new) in the common line of Lots 140 and 141 of said Stardust Acres. Said lot 140 being owned by Terry Cohran (Book 4878, Page 550 R.O.D.C., TN.); thence leaving said Saturn Drive with said Lot 140 N 26° 18' 11" W 58.49' feet to a iron rod (new) at the common corner of said Lot 140 and Lot 110; thence with Lot 110 N 03° 45' 21" E passing the common rear corner of said Lots 141 and 109 at 25.00' feet for a total distance of 100.00' feet to the point of beginning containing 0.28 acres, more or less.

BEING the same property conveyed to Timothy M. Hammer and Christine M. Hammer, husband and wife, by Special Warranty Deed from Southeast Financial Credit Union, recorded 12/3/12 in Instrument No. 20121203-0110977, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of January, 2019.

GRANTOR:

Timothy M. Hammer

Christine M. Hammer

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy M. Hammer and Christine M. Hammer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of January, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Wilson **)**

The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

SWORN TO and subscribed before me this 25 day of January, 2019.

NOTARY PUBLIC
My commission expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY