~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013063

Karen Johnson Davidson County
Batch# 355502 DEEDWARR
02/10/2020 08:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20200210-0014713

**WARRANTY DEED**

STATE OF ~~TENNESSEE~~ Florida RP RH
COUNTY OF ~~DAVIDSON~~ Hillsborough RP RH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2020.

NOTARY PUBLIC

My commission expires: 11/20/2022

ROSEMARIE PACCIONE
Notary Public - State of Florida
Commission # GG 278114
My Comm. Expires Nov 20, 2022
Bonded through National Notary Assn.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Clinton Buchanan and Mattison Bri Stewart Buchanan<br>1132 Greenland Avenue<br>Nashville, TN 37216 | Same address as new owner | 061-11-0-250.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN M. HAMMOND, AND JOHN D. HAMMOND AND WIFE, MICHELLE L. HAMMOND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS CLINTON BUCHANAN AND MATTISON BRI STEWART BUCHANAN, HUSBADN AND WIFE**, hereinafter called the Grantee(s), 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 the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Subdivision of Plat of the Greenland Tract on the Gallatin Pike, as of record in Book 421, page 40, Register's Office for said County and described according to a survey made thereof by William Collier Parrish, Associates, Civil Engineers, April 15, 1959, as follows:

BEGINNING in the center line of Greenland Avenue, 6.1 feet West of the corner of Lots 16 and 18; thence southerly 383.6 feet to the South line of said subdivision, being 5.4 feet West of the corner of Lots 16 and 19; thence westerly 50 feet to a point; thence northerly 378.5 feet to the center line of Greenland Avenue; thence with the center line of said Avenue 50 feet to the beginning.

return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Being the same property conveyed to Ryan M. Hammond, and John D. Hammond and wife, Michelle L. Hammond, as joint tenants with right of survivorship, by Warranty Deed from Brian H. Lucas, dated 10/4/2013, recorded 10/10/2013, of record in Instrument No. 20131010-0106420, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1132 Greenland Avenue, Nashville, TN 37216, 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 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 Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5 day of February, 2020.

**RYAN M. HAMMOND**

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, a Notary Public, Ryan M. Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5 day of February, 2020.

ROSEMARIE PACCIONE
Notary Public - State of Florida
Commission # GG 278114
My Comm. Expires Nov 20, 2022
Bonded through National Notary Assn.

Rosemarie Paccione
Notary Public
My commission expires: 11/20/2022

John D Hammond by Michelle L Hammond attorney in fact

**JOHN D. HAMMOND BY MICHELLE L. HAMMOND, ATTORNEY-IN-FACT**

Michelle L Hammond

**MICHELLE L. HAMMOND**

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Michelle L. Hammond, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of John D. Hammond by Power of Attorney granted on 09/30/2019 and acknowledged that she executed the same as the free act and deed of the said John D. Hammond.

WITNESS my hand and seal, this the _____ day of February, 2020.

Notary Public
My commission expires: August 28, 2021

**See Attached California All Purpose Acknowledgement**

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Michelle L. Hammond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the _____ day of February, 2020.

Notary Public
My commission expires: August 28, 2021

**See Attached California All Purpose Acknowledgement**

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On February 6, 2020 before me, J. Stairs
*Date* *Here Insert Name and Title of the Officer*

personally appeared Michelle L. Hammond
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

J. STAIRS
Notary Public – California
Riverside County
Commission # 2212030
My Comm. Expires Aug 28, 2021

*Place Notary Seal and/or Stamp Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed
Document Date: – Number of Pages: 3
Signer(s) Other Than Named Above: –

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: Michelle L. Hammond | Signer's Name: |
|---|---|
| ☐ Corporate Officer – Title(s): | ☐ Corporate Officer – Title(s): |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☑ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer is Representing: John D. Hammond | Signer is Representing: |

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# True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)