THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 373946 DEEDWARR
03/18/2020 09:15:24 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20200318-0029875

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Wilson	Same as new owner	MAP
4517 Alcott Dr.		PARCEL 130-16-006.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard H. Hammond and Elizabeth K. Hammond, Trustees of the Hammond Revocable Living Trust, dated September 12, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Wilson and Julie Wilson, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Echo Hills, of record in Plat Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard H. Hammond and Elizabeth K. Hammond, husband and wife by Warranty Deed from Ccok Builders, LLC, of record in Instrument No. 20111109-0087716, Register's Office for Davidson County, Tennessee, dated November 07, 2011 and recorded on November 09, 2011. (Value of consideration shown in aforementioned Deed $340,000.00)

Being the same property conveyed to Richard H. Hammond and Elizabeth K. Hammond, Trustees of the Hammond Revocable Living Trust, dated September 12, 2017 by Warranty Deed from Richard H. Hammond and Elizabeth K. Hammond, husband and wife, of record in Instrument No. 20170918-0095212, Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 18, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4517 Alcott Dr., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand( ) this the 17th day of March, 2020.

The Hammond Revocable Living Trust

BY: _____ Trustee
Richard H. Hammond, Trustee

BY: _____, Trustee
Elizabeth K. Hammond, Trustee

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard H. Hammond** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Hammond Revocable Living Trust** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Richard H. Hammond** as such **Trustee**.

Witness my hand and official seal this the 17th day of March, 2020.

My Commission expires Jan 8, 2024

_____
Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth K. Hammond** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **The Hammond Revocable Living Trust** the within named bargainor, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Elizabeth K. Hammond** as such **Trustee**.

Witness my hand and official seal this the 17th day of March, 2020.

My Commission expires Jan 8, 2024

_____
Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN