39-F

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires JULY 26, 2003
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Matthew Hamilton	David Matthew Hamilton	132-9-48
(NAME)	(NAME)	
962 Battery Lane	962 Battery Lane	16DA16978
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

0580 08/25 0101 03CHECK 599.30

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, **Eric Wayne Edwards and Angela Kirkland Edwards**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Matthew Hamilton**, 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. 1 on the Map of W. W. Wilkinson's Subdivision of Lots Nos. 32 and 33 in Oak Hill Subdivision No. 1, of record in Book 843, Page 82, Register's Office for Davidson county, Tennessee.

SAID Lot No. 1 fronts 100 feet on the northerly side of Battery Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Eric Wayne Edwards and wife, Angela Kirkland Edwards by deed from Michael E. Roth and wife, Elizabeth C. Joslin Roth of record in Book 11086, Page 755 Register's Office for Davidson County, Tennessee.

BOOK 11634 PAGE 705

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **962 Battery Lane, Nashville, TN 37220**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 19th day of August, 1999.

Eric Wayne Edwards

Angela Kirkland Edwards

RECEIVED FOR REFERENCE
AUG 25 PM 2:49
REGISTER
DAVIDSON COUNTY, TN.

06285011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Wayne Edwards and Angela Kirkland Edwards, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 1999.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: July 26, 2003

My Commission Expires JULY 26, 2003

Shannon Philbin

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11634 PAGE 707

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0628501

IDENTIF. & REFERENCE

99 AUG 25 PM 2:49

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	159000.00
CON TX	588.30
PRFEE	1.00
WREED	8.00
CFEE	2.00
TOTAL	599.30
CHECK	599.30

08/25/99 01 14:48 0001 0580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508669