WARRANTY DEED

N-GARRETT-00-2233

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Subscribed and sworn to before me this 17th DAY OF January, 2001.

Notary Public

MY COMMISSION EXPIRES: (SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Sowell	CTX Mortgage	
209 Kennith Drive (ADDRESS)	801 94th Avenue North (NAME)	60-11-11
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROY A. HAMILTON AND ANNA MAE HAMILTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. SOWELL AND WILLIE THERESA SOWELL, hereinafter called the Grantees, their heirs and assigns, that 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. 35 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, Page 42, Register's Office for said county.

Said Lot No. 35 fronts 189.32 feet on the northerly side of Kenneth Drive and extends back 290 feet on the easterly line 202.3 feet on the westerly line to a broken line in the rear measuring 187.6 feet thereon.

Being the same property conveyed to Roy A. Hamilton and Anna Mae Hamilton by deed of record in Book 2927, Page 3, Register's Office for Davidson County, Tennessee. The said Anna Mae Hamilton having since died.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 209 Kennith Drive, Nashville, Tennessee 37201
(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 17th day of January, 2001.

Roy A. Hamilton

Anna Mae Hamilton

Davidson County DEEDWARR
Recvd: 01/24/01 10:07 2pgs
Fees:11.00 Taxes:357.05

20010124-0007244

STATE OF Tennessee
COUNTY OF Davidson



Personally appeared before me, , a Notary Public in and for said County and State, the within named Roy A. Hamilton and Anna Mae Hamilton, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2001.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 17th day of January, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138