Davidson County DEEDWARR
Recvd: 12/15/05 11:00 2 pgs
Fees:13.00 Taxes:288.60

20051215-0150657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/4/09

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wilson E. Ennis III | Wilson E. Ennis, III | 81-15-406 |
| (NAME) 1605 Heiman Street | (NAME) P.O. Box 330832 | |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Nashville, TN 37203 | |
| (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,

**MARK HAMILTON,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WILSON E. ENNIS III,**

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. 24 in the Bransford Realty Company's Subdivision of Lot No. 1, 3 and part of No. 2 of the James Hamilton Tract, the plan of which is recorded in Book 332, Page 166, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 39 feet on the south side of Heiman Street and runs southwardly between lines 153.1 feet, more or less, to an alley, showing 38 feet to an alley.

Being the same property conveyed Mark Hamilton by deed from National City Home Loan Services, Inc., of record in Instrument Number 20050623-0072139, Register's Office for Davidson County, TN.

Mark Hamilton has never resided at subject property and is not subject to Homestead Exemption.

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.

unimproved ☐

This is improved ☒ property, known as 1605 Heiman Street, Nashville, TN 37208
(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 13th day of December, 2005.

Mark Hamilton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark 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 Brentwood , Tennessee this 13th day of December, 2005

Commission expires: 5/24/09

DAPHNE D. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public