**WARRANTY DEED**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 136,500.00

Michael R. Smiley II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **February, 2008**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/29/08 15:37 2 pgs
Fees:13.00 Taxes:505.05

20080229-0020368

# WARRANTY DEED

*This Instrument Prepared By:*
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Michael R. Smiley, II** | SunTrust Mortgage, Inc. | **095-02 44.00** |
| (NAME) **247 Graeme Drive** | (NAME) 401 Commerce St Ste 6100 | |
| (ADDRESS) **Nashville,TN 37214** | (ADDRESS) Nashville, TN 37219 | |
| (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, **Willie ('Billie') Hooven Hamlett, Trustee, U/A/D November 27, 2000 of the Willie ("Billie") Hooven Hamlett Revocable Living Trust Agreement** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Smiley, II, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

CERTAIN PROPERTY LYING IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

LOT NO. 160 ON THE MAP OF DONELSON HILLS SUBDIVISION, OF RECORD IN BOOK 2331, PAGE 22 AND 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GRAEME DRIVE AT THE CORNER OF LOT NOS. 159 AND 160; THENCE WITH THE LINE BETWEEN SAID LOTS 163.1 FEET TO A POINT; THENCE SOUTHERLY 118 FEET TO A POINT IN THE NORTH MARGIN OF JUNE DRIVE; THENCE WITH THE MARGIN OF THE SAME WESTERLY ALONG A SLIGHT CURVE, 127.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHWESTERLY DIRECTION 31.15 FEET TO A POINT IN THE MARGIN OF GRAEME DRIVE; THENCE WITH THE MARGIN OF SAME, NORTHERLY 79.96 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIE V. HOOVEN, INDIVIDUALLY TO WILLIE ("BILLIE") HOOVEN HAMLETT, TRUSTEE U/A/D NOVEMBER 27, 2000 OF THE WILLIE ("BILLIE") HOOVEN HAMLETT REVOCABLE LIVING TRUST AGREEMENT AS RECORDED ON THE 4TH DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001204-0118876; PART OF QUITCLAIM DEED FROM PERCY WILKINS, JR., TRUSTEE TO WILLIE V. HOOVEN AS RECORDED ON THE 16TH DAY OF AUGUST, 1991 IN BOOK 8422, PAGE 364 AND WARRANTY DEED FROM WALTON C. THOMPSON AND WIFE, MARGARET MARY THOMPSON TO N. E. HOOVEN AND WIFE, WILLIE V. HOOVEN AS RECORDED ON THE 29TH DAY OF APRIL, 1964 IN BOOK 3710, PAGE 485, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **247 Graeme Drive, Nashville, TN 37214**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **February**, **2008**.

Willie (Billie) Hooven Hamlett Trustee
Willie ("Billie") Hooven Hamlett, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Willie ("Billie") Hooven Hamlett, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Trustee, U/A/D November 27, 2000 of the Willie ("Billie") Hooven Hamlett Revocable Living Trust, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of said Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 2008.

Kristen Bowles
NOTARY

MY COMMISSION EXPIRES: 3/7/2011

