WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harie D. Oliver	Taylor, Bean & Whitaker Mortgage Corp.	Map 162-16
(NAME)	(NAME)	
1322 Hickory Park Court West	1417 N. Magnolia Avenue	Parcel 31
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ocala, FL 34475	
(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, I, **MICHAEL J. HAMILTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARIE D. OLIVER AND WIFE, JESSICA N. OLIVER,** 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. 40-A on the Plan of Hickory Park Villas, Section two, Zone lot Division, of record in Plat Book 6250, page 598, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael J. Hamilton, Unmarried, by deed dated April 14, 2004 from Barry Zeitlin and Linda Zeitlin, of record in Instrument #20040426-0046903, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6205, page 598, said Register's Office; and (c) restrictive covenants of record in Book 6586, page 363 and Book 6815, page 800, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1322 Hickory Park Court West, Antioch, Tennessee 37013

(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.

Davidson County DEEDWARR
Recvd: 03/06/08 11:00 2 pgs
Fees:13.00 Taxes:351.50

20080306-0022586

Witness my hand this 4 day of March, 2008.

Michael J. Hamilton 3/4/08

Michael J. Hamilton

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 Michael J. Hamilton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of March, 2008.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public