Davidson County DEEDWARR
Recvd: 08/01/08 14:27 2 pg
Fees:13.00 Taxes:521.70
20080801-0079437

	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ SHELBY The actual consideration or value, whichever is greater, for this transfer is $141,000.00 Irene Hoolsma Affiant Subscribed and sworn to before me, this 18th day of July, 2008. CEDRIC L. GRANGER Notary Public Expiration of commission. 3-4-2009
(Notary Stamp)	

CEDRIC L. GRANGER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 3-4-09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William King, Jr. **Monterrica Blake**	WILLIAM KING, JR. MONTERRICA BLAKE	**Map\Parcel: 043-06-0-77**
304 May Drive	304 MAY DRIVE	
Madison, TN 37115	MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mark Hamilton, a married man

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

William King, Jr., a married man and Monterrica Blake, a married woman, joint tenants

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 part of Lot No. 14 on the plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being identified as Lot No. 55 on the Revised Plan of said subdivision, not of record, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hamilton by Warranty Deed from Rubin Jones and wife, Sharon Jones f/k/a Sharon M. Ramsey, dated February 12, 2008, of record in Instrument No. 20080220-0016310, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, Page 37, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro contained in an instrument of record in Book 5314, Page 365, Register's Office for DAVIDSON County, Tennessee.
Power Line Easement of record in Book 1130, Page 37, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 304 May Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 18th day of July, 2008.

Mark Hamilton

**This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Mark Hamilton , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 18th day of July, 2008.

Notary Public

My Commission Expires: 9/4/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08455-CD**
RECORD & RETURN TO:

ALLIANCE TITLE & ~~ESCROW LLC~~
8289 CORDOVA RD # 101
CORDOVA, TN 38018