BILL GARRETT, Davidson County
Trans:T20090047136 DEEDWARR
Recvd: 07/14/09 10:06 2 pgs
Fees:13.00 Taxes:647.50

20090714-0065634

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2009.

Notary Public

My commission expires: 7-2470

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melissa P. Hamilton	New Owner	**Map 091-07-0, Parcel 119.00**
5301Tennessee Avenue		
Nashville, TN 37209		

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randall Veatch and Patricia Veatch, husband and wife

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

Melissa P. Hamilton

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. 1202 and the east 5 feet of Lot No. 1204 of Block 187, Plan No. 1, West Nashville, of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee. Said Lot and part of Lot front together 40 feet on the southerly side of Tennessee Avenue and run back between parallel lines with the westerly margin of 53rd Avenue, North, 150 feet to an alley.

BEING the same property conveyed to Randall Veatch and wife, Patricia Veatch, by Warranty Deed from Walter Taylor and Ricky Darrel Taylor, individually and as co-executor of the Will of Walter Taylor, Michael Taylor, Stephen Anthony Taylor, and Linda Kay Taylor, of record in Instrument No. 20080514-0049598, said Register's Office; and part of the same property conveyed to Randall Veatch and wife Patricia Veatch, by Quitclaim Deed from Walter Taylor and Ricky Darrel Taylor, individually and as co-executor of the Will of Walter Taylor, Michael Taylor, Stephen Anthony Taylor, and Linda Kay Taylor, of record in Instrument No. 20080926-0098050, said Register's Office.

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

L. Randall Veatch aka Lewis R. Veatch aka Randall Veatch.

This is improved (X___) Unimproved (____) property, known as **5301 Tennessee Avenue, Nashville, TN 37209**

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 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 **15th** day of **June, 2009.**

Randall Veatch

Patricia Veatch

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Randall Veatch and Patricia Veatch,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212