File No. 210040490

WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

J. Brandon Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th

Notary Public

MY COMMISSION EXPIRES: July 8, 2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100030293 DEEDWARR
Recvd: 05/19/10 15:58 2 pgs
Fees:13.00 Taxes:784.40
20100519-0038799

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Patrick Hamilton	W R Starkey Mortgage, LP	082-07-0-317.00
(NAME) 306 Hancock Street	(NAME) 5055 W. Park Blvd. Suite 300	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James Lance Bass, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Patrick Hamilton, an unmarried man,** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28 on the Plan of EAST NASHVILLE REAL ESTATE CO'S. PLAN OF LOTS, as shown by plat of record in Plat Book 57, Page 11, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

And previously being the same property conveyed to Thomas M. Ward and wife, Sandra B. Ward by Warranty Deed dated July 16, 2004, from Carolyn Becker, as authorized by the Probate Court in the interest of the Will of Ona Mae Woodard and filed for record on July 23, 2004, in Instrument No. 20040723-0088311, Register's Office for said County. The said Ona Mae Woodard having since died testate on 2/2/04, naming her sister Beatrice Estelle McDonald as the sole beneficiary of above described property. However, the said Beatrice Estelle McDonald predeceased Ona Me Woodard, having died testate on 12/3/2002, naming her daughter, Carolyn Becker, as sole beneficiary. With no reference in the Will of Ona Mae Woodard, as to who would benefit should her sister Beatrice predecease her, Carolyn Becker was authorized by the Probate Court, by Docket No. 04P-1029, to act for the estate of Ona Mae Woodard for the purpose of selling the property.

Being the same property conveyed to James Lance Bass, unmarried by Warranty Deed from Thomas M. Ward and Sandra B. Ward, husband and wife, and filed for record in Instrument No. 20070119-0007695, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 57, Page 11, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 306 Hancock Street, Nashville, TN 37207
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 18th day of May 2010.

James Lance Bass

STATE OF N.Y.

COUNTY OF N.Y.

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Lance Bass the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of May 2010.

Commission expires: NOV 5, 2010

Notary Public



File Number: 210040490

RETURN TO:

Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027