BILL GARRETT, Davidson County
Trans: T20110030314 DEEDWARR
Recvd: 05/23/11 08:05 2 pgs
Fees: 13.00 Taxes: 499.50
20110523-0038980

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Harlan Carter Hamilton	(NAME) Same as new owner	Map & Parcel # 05303043100
(STREET ADDRESS) 10644 Amity Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Brookville OH 45309	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DON JOSEPH KNIES, JOHN B. KNIES and LAWRENCE C. KNIES JR., Heirs at Law under the Estate of Ora Z. Knies, Deceased,** Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said, **HARLAN CARTER HAMILTON and wife, THERESA ANN HAMILTON,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the revised Plan of Village of Old Hickory, Section "F", as of record in Book 1424, page 131, Register's Office, Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the westerly side of Riverside Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to L. C. Knies and wife, Ora Z. Knies, by deed of record in Book 4649, page 859, Register's Office, Davidson County, Tennessee. Both parties having since died, he having predeceased her, and title is vested in her heirs at law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $135,000.00.

Subscribed and sworn to before me this the 20th day of May, 2011.

My commission expires: 10/15/2014

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

Affiant

Marjorie A. Haines, Notary Public

This is improved property known as 1600 Riverside Road, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 20th day of April, 2011.

Don Joseph Knies

Don Joseph Knies

Lawrence C. Knies, Jr.

Lawrence C. Knies Jr.

John B Knies

John B. Knies

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **DON JOSEPH KNIES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2011.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

Marjorie A Haines

Notary Public
My Commission Expires: 10-25-14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **LAWRENCE C. KNIES JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2011.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

Marjorie A Haines

Notary Public
My Commission Expires: 10-25-14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **JOHN B. KNIES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2011.

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

Marjorie A Haines

Notary Public
My Commission Expires: 10-25-14

Encumbrances

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on revised Plan of Village of Old Hickory, Section "F", as of record in Book 1424, page 131, Register's Office, Davidson County.