BILL GARRETT, Davidson County
Trans:T20120001427 DEEDWARR
Recvd: 01/06/12 12:26 2 pgs
Fees:13.00 Taxes:92.50
20120106-0001612

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1100

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2012.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
GARY COFFEY **560 Indian Lake Road** **Hendersonville, TN 37075**	**SAME**	**07206013600**

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, **We, PHILLIP B. HAMILTON, STEPHEN W. HAMILTON and CHRIS HAMILTON, being all the heirs at law of BETTY IRENE HAMILTON, Deceased,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY COFFEY**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the East 62 feet and 6 inches of Lot "D" of Block 4 of the revised and corrected map of E. J. Childers Subdivision of J. H. Ambrose Tract of record in Book 352, page 134, Register's Office for said county.

Said part of said Lot "D" fronts 62 feet and 6 inches on the south side of Elvira Avenue, and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Arnold V. Hamilton and wife, Betty Irene Hamilton by deed from Robert Lester Bowker and wife, Elsie Bowker of record in Book 1514, page 396, Register's Office for Davidson County, Tennessee. The said Arnold V. Hamilton having since died and predeceased Betty Irene Hamilton. The said Betty Irene Hamilton having since died.

This conveyance is subject to the following:

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage conveyed by Betty I. Hamilton to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4277, page 735, Register's Office for Davidson County, Tennessee described as follows:

A 20 foot permanent easement across a portion of Lot D of Block 4 of Resub. of E. J. Childer's Subdivision, as of record in Book 332, Page 134, R.O.D.C., Tennessee; the centerline of said easement being more particularly described as follows:

Beginning at a point in the westerly line of the Betty I. Hamilton property, said point being northwardly 10 feet, more or less, from the southwesterly corner of the aforesaid property; thence eastwardly 10 feet from and parallel to the southerly boundary of the aforesaid property 27 feet, more or less, to a point; thence northeastwardly 48 feet, more or less, to a point in the easterly line of the

aforesaid property, said point being northwardly 40 feet, more or less, from the southeasterly corner of the aforesaid property.

A 10 foot temporary construction easement north & northwest of and adjacent to the aforedescribed permanent easement. Said temporary construction easement to be abandoned upon completion of construction.

Being part of the property conveyed to Betty I. Hamilton, the deed for which is of record in Book 1514, Page 396, R.O.D.C., Tennessee.

This is improved property known as 1022 Elvira Avenue, Nashville, Tennessee 37216

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 aid 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 our hands this 4th day of January, 2012.

THE HEIRS AT LAW OF BETTY IRENE HAMILTON, DECEASED

By: Phillip B. Hamilton
PHILLIP B. HAMILTON, Heir at Law

By: Stephen W Hamilton
STEPHEN W. HAMILTON, Heir at Law

By: Chris Hamilton
CHRIS HAMILTON, Heir at Law

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared PHILLIP C. HAMILTON, STEPHEN W. HAMILTON and CHRIS HAMILTON, Heirs at Law of BETTY L. HAMILTON, Deceased, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 2012.

Marka L. Nettle
NOTARY PUBLIC

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/28/2013