WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON GRANTEE, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IS EXEMPT FROM RECORDING TAX.

THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 02/24/12 14:31 3 pgs
Fees:17.00 Taxes:0.00
20120224-0016332

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #s
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	105-05-0 176.00 105-05-0 179.00 105-05-0 180.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Samuel Hambrick, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

3 Tracts of land in Davidson County, Tennessee, described as follows:

Tract 1

A Tract of Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Edgehill Estates, Section 84 of record in Plat Book 4715, Page 151, Register's Office for said County, as follows:

BEGINNING at an iron pin in the westerly margin of 12th Avenue South; thence South 18 degrees 02' West, 137.63 feet to a concrete monument; thence North 82 degrees 32' West, 142.43 feet to an iron pin in the easterly margin of Alley No. 428; thence North 9 degrees 34' East, 133.89 feet to an iron pin the beginning of a curve to the right having a radius of 20.00 feet; thence around said curve 30.68 feet to an iron pin in the southerly margin of Alley No. 428-B; thence South 82 degrees 32' East, 128.01 feet to a concrete monument the beginning of a curve to the right having a radius of 15.00 feet; thence around said curve 26.33 feet to a point of beginning.

Being the same property conveyed to Sam Hambrick by deed from Winnie Binkley and T. F. Dunham dated September 3, 1992, of record in Book 8724, Page 513, Register's Office for Davidson County, Tennessee.

Tracts 2 and 3

Land in Davidson County, Tennessee, being Lot 20 on the Plan of Welcher's Addition, as of record in Book 21, Page 97, Register's Office for said County, as re-subdivided as Lot Nos. 20A and 20B on the Plan of Re-Subdivision of Welcher's Addition, as of record in Book 4060, Page 11, Register's Office for said County.

Said Lot 20A fronts 52.84 feet on the westerly margin of 12th Avenue South, and runs back 144.64 feet on the northerly line and 136.87 feet on the southerly line to a dead line in the rear measuring 100.00 feet thereon.

Said Lot 20B fronts 48.66 feet on the westerly margin of 12th Avenue South, and runs back 136.87 feet on the northerly line and 130.03 feet on the southerly line to a dead line in the rear measuring 55.19 feet thereon.

Being the same property conveyed to Samuel Hambrick and wife, Linda Hambrick by deed from Harvey R. Sims, a single man, dated January 25, 1980, of record in Book 5560, Page 488, Register's Office for Davidson County, Tennessee. Linda Hambrick died on April 3, 1988, and the said Samuel Hambrick is now a widower.

The conveyance of the above-described parcel of land is subject to the following:

1. As to Parcel 176, subject to all matters appearing on the Plan of Edgehill Estates of record in Plat Book 4715, Page 151, Register's Office for Davidson County, Tennessee; and

2. As to Parcels 179 and 180, subject to all matters appearing on the Plan of Welcher's Addition of record in Book 21, Page 97, said Register's Office, as re-subdivided on the Plan of Re-Subdivision of Welcher's Addition of record in Book 4060, Page 11, said Register's Office; and
3. Durable general power of attorney of record in Instrument No. 20071002-0117272, said Register's Office; and
4. Restrictive covenants for Edgehill Estates of record in Book 4657, Page 515, said Register's Office; and
5. Charter for Edgehill Estates Homeowner's Association of record in Book 7526, Page 624, said Register's Office; and
6. Subject to Covenants and Restrictions of record in Book 5040, Page 185, said Register's Office; and
7. R. P. Map No. 2 known as the "Land Use Plan" recorded in the office of the Metropolitan Clerk; and
8. Agreements and covenants contained in a contract for sale of land dated April 23, 1976 as referenced in Book 5040, Page 185, said Register's Office; and
9. Certificate of compliance of record in Book 5230, page 177, said Register's Office; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1441 and 1433 12th Ave S., Nashville, TN.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on February 24, 2012.

Samuel Hambrick, a/k/a Sam Hambrick, a/k/a Samuel Hambrick, Sr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 24, 2012, before me personally appeared Samuel Hambrick, a/k/a Sam Hambrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 24, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY