WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014470 DEEDWARR
Recvd: 02/28/12 13:45 2 pgs
Fees:13.00 Taxes:606.80
20120228-0017202

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF February, 2011

Notary Public

MY COMMISSION EXPIRES: 11-29-2015 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Hamilton	Prime Lending	Map 075-12-O-B
(NAME)	(NAME)	
944 Waynewood Lane	18111 Preston Rd Ste. 900	036.00 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Gregory B. Shelton and Melissa K. Shelton** , hereinafter called the GRANTOR**S**, have bargained and sold, and by these presents do transfer and convey unto **Ray Hamilton and Amber Hamilton,** hereinafter called the GRANTEE, **his/her** 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. 78 on the Plan of Brookside Woods, Phase 2, Section II of record in Plat Book 9700, Page 398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory B. Shelton and Melissa K. Shelton by Deed from Fox Ridge Homes, Inc. of record as Instrument No. 19991221-0306017, Register's Office for Davidson County, Tennessee, dated December 10, 1999.

This is property known as : 944 Waynewood Lane , Hermitage TN 37076

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 944 Waynewood Lane , Hermitage TN 37076

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 17th day of February 17, 2012.

Gregory B. Shelton

Melissa K. Shelton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Gregory B. Shelton and Melissa K. Shelton , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Gregory B. Shelton and wife Melissa K. Shelton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February 17, 2012

Commission expires: 11-29-2015

Notary Public

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC