This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Eli Z. Hamilton
2103 Geneiva Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
US Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301

MAP 72-8
GROUP
PARCEL 83.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacob I. McDowell, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eli Z. Hamilton and Leloni N. Hamilton**, hereinafter called the GRANTEE, his 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. 17 on the Plan of Geneiva Heights Subdivision, of record in Book 2083, page 65, Register's Office, Davidson, County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob I. McDowell and wife, Sylvia Ann Polk McDowell* by deed dated August 3, 1994 from Walter E. Yarbrough and wife, Mary Ann Yarbrough of record in Book 9420, page 452, Register's Office for Davidson County, Tennessee.

*The said Sylvia Ann Polk McDowell has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2103 Geneiva Drive, Nashville, Tennessee 37216.**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20120049835 DEEDWARR
Recvd: 07/06/12 09:53 3 pgs
Fees:18.00 Taxes:407.00

20120706-0059467

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 heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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, and 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 hand this the 2 day of **July, 2012.**

Jacob I. McDowell

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Escambia

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jacob I. McDowell, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of July 2012.

B White
NOTARY PUBLIC

My Commission Expires: 7/28/2014

B. WHITE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE012768
Expires 7/28/2014

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

Patty Passons
AFFIANT

Subscribed and sworn to before me on this 2nd day of July, 2012.

Dana Delworth
NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.