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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013828 DEEDWARR
Recvd: 02/19/13 15:45 2 pgs
Fees:13.00 Taxes:481.00

20130219-0016553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEANIE L. GREGORY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin Picou and Wilder Boule, Wife and Husband	Same	10302023200
(NAME)	(NAME)	
5703 Maudina Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Joe Porter Hamilton, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin Picou and Wilder Boule, Wife and Husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of White Subdivision, of record in Book 6050, Page 484, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more complete description thereof.

Being the same property conveyed on July 2, 2007 by Warranty Deed to Jody Hamilton and Joe Porter Hamilton from Helen W. Dorsey, an unmarried person, of record in Instrument No. 20070705-0080078, Register's Office for Davidson County, Tennessee and further being conveyed on February 9, 2012 by Quitclaim Deed to Joe Porter Hamilton from Jody Hamilton of record in Instrument No. 20120216-0013794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF WHITE SUBDIVISION, OF RECORD IN BOOK 6050, PAGE 484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4017, PAGE 375, AND BOOK 4496, PAGE 768, SAID REGISTER'S OFFICE; SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT WOULD AFFECT SUBJECT PROPERTY.

The undersigned Joe Porter Hamilton, III is the same person as Joe Porter Hamilton as above Grantor.

unimproved ☐

This is improved ☑ property, known as 5703 Maudina Ave., Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 my hand this 15th day of February, 2013.

Joe Porter Hamilton

STATE OF TENNESSEE

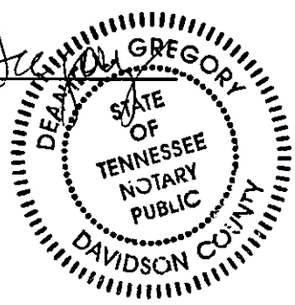
COUNTY OF DAVIDSON

On this 15th day of February, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Porter Hamilton**, with whom I am personally acquainted (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 Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115