(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130045959 DEEDWARR
Recvd: 06/03/13 14:06 2 pgs
Fees: 13.00 Taxes: 999.00

20130603-0055685

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11/7/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AB Property LLC	AB Property LLC	043-13 249.00
(NAME) c/o Brad Singer 235 Cinnabar Lane	(NAME) c/o Brad Singer 235 Cinnabar Lane	
(ADDRESS) Yardley, PA 19067	(ADDRESS) Yardley, PA 19067	
(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, **Ralph F. Hamilton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AB Property LLC and**, 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:

Land in Davidson County, Tennessee, being Lot Nos. 72 and 73 in the Madison Realty Company's Subdivision, as shown of record in Book 547, page 164, in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 72 and 73 adjoin and front together 100 feet on the northerly side of Harris Avenue. The eastern line runs from the front 107 feet back to a dead line. The western line runs from the front 112 feet back to said dead line. The said rear dead line is 100 feet.

Being the same property conveyed to Ralph F. Hamilton by Warranty Deed from TKR Properties, a Tennessee general partnership, dated April 17, 2008, of record in Instrument No. 20080423-0041327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 164, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 141 Harris Street, Madison, TN 37115

(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 30th day of May, 2013.

Ralph F. Hamilton By Cory R. Holman Aty-in-Fact

Ralph F. Hamilton, By: Cory R..Holman, Aty-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Cory R. Holman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Ralph F. Hamilton, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Ralph F. Hamilton, the within named bargainor by the said Cory R. Holman as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2013.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016