WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130046850 DEEDWARR
Recvd: 06/05/13 10:32 2 pgs
Fees: 13.00 Taxes: 578.68

20130605-0056937

MELODY P. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,400.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: 8/20/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lilllian M. Hamilton	Same	148000131001480001 3100
(NAME)	(NAME)	
4864 Payne Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, WE, Lucas Green and Sarah Green, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lilllian M. Hamilton, unmarried, 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 Tract of land located in the Fifth (5th) Civil District of Davidson County, Tennessee, near the town of Antioch, and being known as Tract 5 on the Plan made by George W. Watkins, Surveyor, November 7, 1950, showing a division of a 24 acre Tract known as the Payne Lands, and being more particularly described according to a survey as follows:

Beginning at an iron pin in the Southerly margin of a 25 foot roadway at the common corner of Tracts 1, 2, and 5, on the West bank of a branch; thence with the line between Tracts 1 and 5, North 20 degrees East 365 feet to a 16 inch locust on the West bank of said branch; thence South 84 degrees East 186 feet to a 12 inch Hackberry in the West line of the Hayes property; thence with Hayes' West line, South 7 degrees West 146 feet to an iron pipe at the north corner of Tract 6; thence with the line between Tracts 5 and 6, South 38 degrees 30 minutes West 337 feet to an iron pin in the North line of the Smith property, in the south line of said 25 foot roadway; thence with the South line of said roadway, along Smith's North line, North 44 degrees West 118 feet to the beginning.

Being the same property conveyed to Lucas Green and Sarah Green, husband and wife Special Warranty Deed from Beneficial Tennessee, Inc. of record in Instrument No. 20081229-0122888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4864 Payne Road, Antioch, TN 37013

(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 our hands this 31st day of May, 2013.

Lucas Green

Sarah Green

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucas Green and Sarah Green, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of May, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017