File #G-25572-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101951 DEEDWARR
Recvd: 12/04/13 14:18 2 pgs
Fees:13.00 Taxes:222.00

20131204-0123645

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

Thomas Lee Sanders
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Lee Sanders	**New Owner**	**Map 083-01-0 Parcel 186-00**
401 Gentry Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ray A. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Lee Sanders, 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:

Land in Davidson County, Tennessee, being Lot No. 28 and parts of Lots Nos. 29 and 30 on the James Burns' Subdivision as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Manila Avenue, at the corner of Lots Nos. 27 and 28; thence eastwardly, with the line between said two lots, 167 feet to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley, southwardly 166.3 feet to the northern margin of another alley; thence westwardly, along the northern margin of said last mentioned alley, 187 feet; thence northwardly in a straight line 117 feet to a point in the easterly margin of Manila Avenue at the corner of Lots Nos. 28 and 29; thence northeastwardly along the easterly margin of Manila Avenue, 54 feet, more or less, to the beginning.

Being the same property conveyed to Ray Anthony Hamilton by Installment Deed dated June 11, 1983 from Four Star Realty Investment Company of record in Book 6094, Page 366. The said property was further divested out of Ray Hamilton and vested in Roy L. Gillespie, Jr., by Final Decree Confirming Sale of Chancery Court, dated October 7, 2009 of record in Instrument No. 20091028-0099615 and further divested out of Roy L. Gillespie, Jr. and vested in Ray A. Hamilton by Decree for Redemption of Chancery Court dated April 6, 2010 of record in Instrument No. 20100608-0044341, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee;

2) Easement to the City of Nashville for a storm sewer of record in Book 3506, Page 12, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__X__) property, known as **Manila Avenue, Nashville, TN 37206**

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 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.

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 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/our hand(s) this **3rd** day of **December, 2013.**

Ray Hamilton

Ray A. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ray A. Hamilton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17