WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/14 15:31 2 pgs
Fees:13.00 Taxes:333.00
20140114-0003894

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $90,000.00.

Affiant

Subscribed and sworn to before me this 10th day of January, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark S. Hamilton	SAME	106-05-0-052.00
8326 Carriage Hills Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sebra L. Owens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark S. Hamilton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 5 feet of Lot No. 31, 32 and the northerly 5 feet of Lot 33, inclusive on the plan of Minton's Subdivision of Lots 1, 5, and 6 of the W.L. Nance Lanes, of record in Book 161, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said southerly 5 feet of Lot 31, Lot 32, and the northerly 5 feet of Lot 33, inclusive, front 60 feet on the westerly side of Parris Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to South Nashville Contractors, by deed from Mary Louella Mosley, unmarried, on July 15, 1994, of record in Book 9411, page 303, Register's Office for Davidson County, Tennessee. And further conveyed to Sebra L. Owens by Quitclaim Deed from South Nashville Contractors on November 10, 1999 of record in Book 11737, page 963, and corrected by Scrivener's Affidavit of record in Instrument Number 20140114-0003893 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 95, Register's Office Davidson County, Tennessee.

This is improved property known as: 74 Parris Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 16, 2014.

Sebra L. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sebra L. Owens** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 16, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE