WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00**

Affiant

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

Notary Public
My Commission expires: 4-24-17
(Affix Seal)

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Box 44

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:
Trevecca Nazarene University	SAME	106-05-0-052.00
333 Murfreesboro Road		
Nashville, TN 37210		

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, **Mark S. Hamilton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trevecca Nazarene University**, 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 Mark S. Hamilton, from Sebra L. Owens, by deed on January 10, 2014, of record in Instrument Number 20140114-0003894, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of Mark Hamilton or the spouse of Mark Hamilton.

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 March 10, 2014.

Mark S. Hamilton

BILL GARRETT, Davidson County
Trans:T20140016293 DEEDWARR
Recvd: 03/10/14 16:04 2 pgs
Fees:13.00 Taxes:481.00
20140310-0020094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this March 10, 2014

My commission expires 7/6/15

Notary Public

