Boy 14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016793 DEEDWARR
Recvd: 03/12/14 13:31 2 pgs
Fees:13.00 Taxes:366.30
20140312-0020768

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00.**

Affiant

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

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 |
|---|---|---|
| **Ken Hamilton** | **Ken Hamilton** | **Map 072 14 0 Parcel 127.00** |
| P.O. Box 292919 | **532 Hunting Hills Drive** | |
| Nashville, TN 37229 | **Mt. Juliet, TN 37122** | |

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,

**Mooretown Properties, LLC, a Tennessee limited liability company**

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

**Ken Hamilton, married**

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. 5, on the Plan of H. W. Wards Subdivision Part of Brownsville, of record in Book 974, Page 4, and in Plat Book 974, Page 24, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Mooretown Properties, LLC, by Deed from Raymond Clint Walker, IV, of record in Instrument No. 20120802-0068775, Register's Office for Davidson County, Tennessee.**

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

**The Plan of record in Book 974, Page 4, and in Plat Book 974, Page 24, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **1500 Ward Ave, 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.

Witness my/our hand(s) this **10th** day of **March, 2014.**

**Mooretown Properties, LLC**

**Kevin P. O'Hara, Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Kevin P. O'Hara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of the **Mooretown Properties, LLC**, within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such Member.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **March, 2014.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 2/13/17