BILL GARRETT, Davidson County
Trans:T20140024056 DEEDWARR
Recvd: 04/09/14 14:26 2 pgs
Fees:13.00 Taxes:638.25

20140409-0029744

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of April, 2014.

Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brandon L. Williams and Stephanie Whitaker 292 Clearlake Dr. W. Nashville, TN 37217	Hometown Lenders, LLC 310 The Bridge Street 4th Floor, Ste A Huntsville, AL 35806	-13606013200

WARRANTY DEED

FOR AND IN 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, **Joi L. Hamilton A/K/A Joy Hamilton, n/k/a Joi L. Hamilton Jones, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon L. Williams, an unmarried man and Stephanie Whitaker, an unmarried woman, as joint tenants with rights of survivorship,** 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:

Property known as 292 Clearlake Dr. W. Nashville, TN 37217, County of Davidson

LAND in Davidson County, Tennessee being Lot No. 446 on the Plan of Priest Lake Park, Section 7-A as of record in Book 5200, Page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joi L. Hamilton A/K/A Joy Hamilton by Quitclaim Deed from Keith E. Hamilton dated 07/18/03, filed of record in Instrument No. 20030816-0118953, said Register's Office.

Joi L. Hamilton, Joy Hamilton, and Joi L. Hamilton Jones all being one and the same person.

Gregory Jones, spouse of grantor, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 13606013200

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 292 Clearlake Dr. W., Nashville, TN 37217

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 my hand this 3rd day of April, 2014.

Joi L. Hamilton Jones

Gregory Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2014, before me personally appeared Joi L. Hamilton Jones and Gregory Jones, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of April, 2014.



Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016