WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
and CLOSING COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Hamilton	Mark Hamilton	16103001100, 16103001000. 16103000900
(NAME)	(NAME)	
8326 Carriage Hills Drive	8326 Carriage Hills Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140052187 DEEDWARR
Recvd: 07/21/14 08:59 2 pgs
Fees:13.00 Taxes:906.50

20140721-0064231

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Arkansas Partners, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK HAMILTON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain Tracts or Parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: 5007 Brewer Ct.

Being all of Lot No. 3 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Arkansas Partners, LLC by Warranty Deed dated May 19, 2006 from William L. Baugher, a married man, of record in Instrument No. 20060522-0059680, Register's Office for Davidson County, Tennessee.

SUBJECT TO AND INCLUDING ALL GRANTOR'S NON-EXCLUSIVE RIGHT, TITLE, INTEREST, AND OBLIGATIONS SET FORTH IN THAT CERTAIN DRIVEWAY EASEMENT OF RECORD AS INSTRUMENT NO. 20010123-0006896, SAID REGISTER'S OFFICE.

TRACT 2: 5009 Brewer Ct.

Being all of Lot No. 2 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Arkansas Partners, LLC by Warranty Deed dated May 12, 2006 from Luis A. Del Mazo Jr., and wife, Ashlee D. Del Mazo of record in Instrument No. 20060516-0057177, Register's Office for Davidson County, Tennessee.

SUBJECT TO AND INCLUDING ALL GRANTOR'S NON-EXCLUSIVE RIGHT, TITLE, INTEREST, AND OBLIGATIONS SET FORTH IN THAT CERTAIN DRIVEWAY EASEMENT OF RECORD AS INSTRUMENT NO. 20010123-0006896, SAID REGISTER'S OFFICE.

TRACT 3: 5011 Brewer Ct.

Being all of Lot No. 1 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Arkansas Partners, LLC by Warranty Deed dated May 19, 2006 from William L. Baugher, a married man, of record in Instrument No. 20060522-0059682, Register's Office for

Davidson County, Tennessee.

SUBJECT TO AND INCLUDING ALL GRANTOR'S NON-EXCLUSIVE RIGHT, TITLE, INTEREST, AND OBLIGATIONS SET FORTH IN THAT CERTAIN DRIVEWAY EASEMENT OF RECORD AS INSTRUMENT NO. 20010123-0006896, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014, NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF WILKERSON HEIGHTS OF RECORD IN PLAT BOOK 2900, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO TERMS AND OBLIGATIONS OF A DRIVEWAY EASEMENT OF RECORD AS INSTRUMENT NO. 20010123-0006896, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO SEWER EASEMENTS OF RECORD IN BOOK 6087, PAGE 242; BOOK 6087, PAGE 239 AND IN BOOK 6087, PAGE 147, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 5007, 5009 5011 Brewer Ct., Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 15th day of July, 2014.

Arkansas Partners, LLC

By: _____
Chris A. Landwehr, Trustee
of the Chris A. Landwehr Revocable Trust dated
November 23, 2010
Managing Member

STATE OF CALIFORNIA

COUNTY OF Sonoma

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Chris A Landwehr, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the managing member of **Arkansas Partners, LLC**, the within named bargainor, a limited liability company, and that he as such managing Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such managing member.

WITNESS my hand and seal this 16th day of July, 2014.

My Commission Expires:
March 4, 2015

Allen D. Coffin
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

NCR-1 ALLEN D. COFFIN
COMM. #1928243
NOTARY PUBLIC CALIFORNIA
SONOMA COUNTY
My Comm. Expires March 11, 2015 NCR-1

File No.: 2014-0131