WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056440 DEEDWARR
Recvd: 08/04/14 10:21 2 pgs
Fees:13.00 Taxes:425.13

20140804-0069490

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

Subscribed and sworn to before me, this 21ST day of July 2014.

Notary Public

My Commission Expires: 7/6/15

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

THIS INSTRUMENT WAS PREPARED BY

McBrayer, McGinnis, Leslie & Kirkland, PLLC
9300 Shelbyville Rd., Suite 210
Louisville, KY 40222

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Box	Maurice Box	
67 Benzing Rd. (ADDRESS)	67 Benzing Rd. (NAME) (ADDRESS)	162-08-0-033.0
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Mark S. Hamilton, married**, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **Maurice Box, married** , hereinafter called the Grantees, their heirs and assigns, that 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. 36 on the Plat of Antioch Park, Section I, of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark S. Hamilton, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 07/20/2010, of record in Instrument Number 20100722-0057247, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Unimproved ( )

This is improved (✓) property, known as 67 Benzing Rd., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Box) (City or Town) (Postal Code)

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/our hand(s) this 21st day of July, 2014.

Mark S. Hamilton

State of Tennessee

County of Davidson

I, Hal E. Wilson, a Notary Public of the County and State first above written, do hereby certify that **Mark S. Hamilton** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21st day of July, 2014.

Notary Public

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

My Commission Expires: 7/6/15

(SEAL)

Return to:

Kentuckiana Title Agency
3419 Stony Spring Circle
Louisville, Kentucky 40220