BILL GARRETT, Davidson County
Trans:T20140063374 DEEDWARR
Recvd: 08/27/14 08:44 2 pgs
Fees:13.00 Taxes:3374.40
20140827-0077954

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $912,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2014. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Randolph Doug Colton Amy Colton	New Owner(s)	
1108 Clifton Ln.		118-9-18
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH HAMILTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDOLPH DOUG COLTON AND AMY COLTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 9 on the unrecorded plan of O.F. Noel's Property, known as Noelton, and described as follows:

Beginning at a point in the northerly margin of Clifton Lane, formerly 4th Avenue, 369 feet, more or less, easterly of the easterly margin of Granny White Pike or 12th Avenue South; thence with the margin of the same easterly 180 feet to the corner of Lots 9 and 10 on said plan; thence with the line between said lots northerly 250 feet to a point which is 150 feet south of the south margin of Battlefield Drive, being the southeast corner of the property conveyed to J. Leroy Davis and wife by deed from John C. Jeffords and wife, of record in Book 1218, Page 59, Register's Office for Davidson County, Tennessee; thence westerly along Davis' south line 180 feet to a point; thence southerly 250 feet to the point of beginning.

Being the same property conveyed to Frank W. Murphy, Jr. by deed from James H. Sherrod, Jr. of record in Instrument No. 201107060051758 Register's Office for Davidson County, Tennessee, dated June 8, 2011 and recorded on July 06, 2011.

Frank W. Murphy, Jr. died November 28, 2013. His estate being administered through Davidson County Probate Court, Docket No. 13P-1996. Last Will and Testament of Frank W. Murphy, Jr., Article II, devised herein described real estate to Sarah Hamilton.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1108 Clifton Ln., Nashville, TN 37204.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of August, 2014.

Sarah Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018