WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068651 DEEDWARR
Recvd: 09/15/14 11:35 2 pgs
Fees:13.00 Taxes:235.14
20140915-0084240

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,558.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2014.

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

SHARON KELLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Boby Han	NEW OWNER	Parcel ID:
925 Strand Fleet Drive		149020B10900
Antioch, TN 37013		

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

Ronald Hamilton, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Boby Han

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:

Being Lot No. 183-A, Zone Lot Division, Lots 181-186, 192, 196-202 on the Plan of Piccadilly Square, Phase 2, of record in Plat Book 6900, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald Hamilton by deed from Kenneth E. Snell, of record in Instrument 20121115-0105200, dated November 7, 2012, Register's Office for said County

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6326, Page 683; Book 6295, Page 596 and 602; Book 62936, Page 506; Book 6295, Page 520 and 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107 and 114; Book 6518, Page 180 and 184; Book 6295, Page 572 and 580 and 588; and Book 6300, Page 431, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 14, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 925 Strand Fleet Drive, Antioch, TN 37013

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 10th day of September, 2014.

Ronald Hamilton

NOTARY PUBLIC CALIFORNIA

STATE OF California
COUNTY OF San Diego

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

Witness my hand and official seal this 09 day of September, 2014.

My Commission Expires: 10/30/2016 _____
Notary Public

MARIBEL FRANCO
Commission # 1992941
Notary Public - California
San Diego County
My Comm. Expires Oct 30, 2016

NOTARY PUBLIC CALIFORNIA San Diego County