Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140077911 DEEDWARR
Recvd: 10/16/14 08:37 3 pgs
Fees:18.00 Taxes:214.60
20141016-0095449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $58,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1409-38256

Address of New Owner:	Send Tax Bills to:	Tax Information
Environs, LLC	New Owner	081-10-0-145.00
1725 25th Ave N		
Nashville TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donna H. Caum, married, Sharon H. Hooks, married, David L. Hamilton, unmarried, and Kenneth Jay Hamilton, married, as the devisees of the Estate of Jay G. Hamilton, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Environs, LLC**, hereinafter called the Grantees, their successors and assigns, a 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. 74, on the Map of Cobb Subdivision of Lot No 6 of Subd. of Harding Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay G. Hamilton by Special Warranty Deed from HSBC Bank, USA National Association, as Trustee for SG Mortgage Securities Trust 2006-FRE1, dated April 8, 2009, recorded April 24, 2009, of record in Instrument No. 20090424-0037301, Register's Office for Davidson County, Tennessee. Jay G. Hamilton having since died, and his Estate being currently administered in the Davidson County, Tennessee Probate Court, Docket No. 13P-1297, leaving the above named grantors as devisees of the subject property.

This property is neither the principal residence of the grantors, nor their spouses, nor any of their dependents.

Donna H. Caum, in her capacity as Executrix of the Estate of Jay George Hamilton, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1725 25th Ave N, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of September, 2014.

Donna H. Caum

Donna H. Caum, individually as devisee, and as Executor of the Estate of Jay George Hamilton, deceased

Sharon H. Hooks, by Donna H. Caum, her attorney-in-fact

Sharon H. Hooks, as devisee of the, Estate of Jay George Hamilton, deceased, by Donna H. Caum, her attorney-in-fact

David L. Hamilton, by Donna H. Caum, his attorney-in-fact

David L. Hamilton, as devisee of the Estate of Jay George Hamilton, deceased, by Donna H. Caum, his attorney-in-fact

Kenneth Jay Hamilton, by Donna H. Caum, his attorney-in-fact

Kenneth Jay Hamilton, as devisee of the Estate of Jay George Hamilton, deceased by Donna H. Caum, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna H. Caum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is executing this document not only in her individual capacity but also as the Executor for the Estate of Jay George Hamilton, deceased.

Witness my hand in Nashville, TN, this 29th day of September, 2014.

Kimbra Spann
State of Tennessee at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 3/4/15.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna H. Caum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sharon H. Hooks and that she is authorized by Sharon H. Hooks to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2014.

Kimbra Spann
Notary Public at Large

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 3/4/15.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna H. Caum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for David L. Hamilton and that she is authorized by David L. Hamilton to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2014.

Notary Public at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/4/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna H. Caum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Kenneth Jay Hamilton and that she is authorized by Kenneth Jay Hamilton to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2014.

Notary Public at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 3/4/15