RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155415

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014420 DEEDWARR
Recvd: 02/27/15 10:41 2 pgs
Fees:13.00 Taxes:629.00
20150227-0017007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Matt Hamilton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2015.

Leslie Garside
NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Hamilton 1058 Horseshoe Dr. Nashville, TN 37216	Same address as new owner	061-14-0-077.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARA ELIZABETH DEEMS AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATT HAMILTON, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Locust Grove Estates, of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sara Elizabeth Deems, by Quitclaim Deed from Brent Matthew Deems, dated 12/17/2014, recorded 12/31/2014, of record in Instrument No. 20141231-0119136, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Sara E. Deems & Brent M. Deems, wife and husband, by Warranty Deed from Herndon Crouch, married, recorded 10/02/2012, of record in Instrument No. 20121002-0089998, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1058 Horseshoe Dr., Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of February, 2015.

SARA ELIZABETH DEEMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sara Elizabeth Deems, 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.

WITNESS my hand and seal, this the 11th day of February, 2015.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 1/20/2019