

BILL GARRETT, Davidson County
Trans:T20150051378 DEEDWARR
Recvd: 06/26/15 10:07 2 pgs
Fees:13.00 Taxes:347.43
20150626-0061584

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 24TH DAY OF JUNE, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Hamilton	Mark Hamilton (NAME)	04309031500 &
8326 Carriage Hills Drive (ADDRESS)	8326 Carriage Hills Drive (ADDRESS)	04309031400
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 The Robert W. Slate Family Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark S. Hamilton, 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:

TWO PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

PARCEL NO. 1:

BEING PART OF LOT NO. 29 OF BLOCK "M" ON THE PLAN OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE COMMON REAR CORNER OF LOTS NOS. 28 AND 29; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 30 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY OF HIGHWAY NO. 45; THENCE WITH SAID RIGHT OF WAY, SOUTHWESTWARDLY 34 FEET TO A POINT IN THE REAR LINE OF SAID LOT NO. 29; THENCE WITH SAME NORTHWARDLY 10 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEING LOT NO. 26 AND PARTS OF LOTS NOS. 27 AND 28 OF BLOCK "M" ON THE PLAN OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PARTS OF SAID LOT ADJOIN AND FRONT 35 FEET ON THE WESTERLY SIDE OF KATE STREET, AND EXTENDS BACK 165 FEET ON THE NORTHERLY LINE AND 172 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, TO A LINE IN THE REAR ON WHICH THEY MEASURE 75 FEE

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SLATE FAMILY TRUST BY DEED FROM OLA RUTH SLATE PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. SLATE, DECEASED, OF RECORD BY INSTRUMENT NO. 20091208-0112334, 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 (X) property, known as 311 Kate Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 24th day of June, 2015.

Robert W. Slate Family Trust

BY: Robert W. Slate II Co Trustee
Robert W. Slate, II, Co-Trustee

By: Bobbie Ruth Slate Williams, Co-Trustee
Bobbie Ruth Slate Williams, Co-Trustee

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 Robert W. Slate, II and Bobbie Ruth Slate Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of Robert W. Slate Family Trust, and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 24th day of June, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072