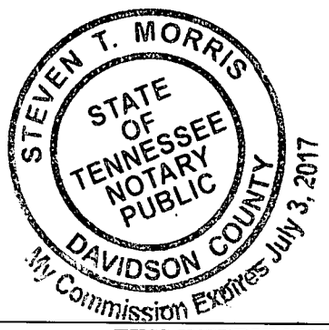
BILL GARRETT, Davidson County
Trans:T20150063788 DEEDWARR
Recvd: 08/03/15 15:41 2 pgs
Fees:13.00 Taxes:462.50
20150803-0076696

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Melanie W. Guinn Affiant Subscribed and sworn to before me, this the 29th day of July, 2015. Notary Public My commission expires: 7-3-17

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:
Danny R. Guinn Melanie W. Guinn		
618 2nd Avenue South	New Owners	093-11-0C-020.00-CO
Nashville, TN 37210		

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, **HAMILTON REAL ESTATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNY R. GUINN AND MELANIE W. GUINN, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 20, on the Plan of Rutledge House Condominiums, as shown of record in Plat Book 6200, Page 318, amended in Book 11700, Page 26. in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, Page 739, in said Register's Office.

Being the same property conveyed to Hamilton Real Estate Investments, LLC by Special Warranty deed from Mortgage Electronic Registration Systems, Inc. of record in Instrument No. 20021209-0151282 Register's Office for Davidson County, Tennessee, dated November 08, 2002 and recorded on December 09, 2002.

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 known as 618 2nd Avenue South, Nashville, TN 37210.

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 ~~29th~~ 30th day of July, 2015.

Hamilton Real Estate Investments, LLC

Christian Hamilton, Managing Member

STATE OF Tennessee
COUNTY OF Campbell

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christian Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Hamilton Real Estate Investments, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ~~29th~~ 30th day of July, 2015.

BERNARD T. PFEFFER, JR. NOTARY PUBLIC STATE AT LARGE, KY.

Notary Public

My Commission Expires:

OFFICIAL SEAL
BERNARD T. PFEFFER, JR.
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires Sept. 10, 2016
ID # 474338