WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/2018

(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamilton Realty Investments	Hamilton Realty Investments	065 05 0 052.00
(NAME)	(NAME)	
8326 Carriage Hills Dr.	8326 Carriage Hills Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele Johnson,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hamilton Realty Investments,** 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:

Land in Davidson County, Tennessee, being Lot No. 507 on the Plan of Sherwood Forest, Section Six, of record in Book 4955, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michele Johnson, unmarried from Hermitage Rentals, LLC by Warranty Deed dated August 3, 2006 and recorded August 23, 2006 as Instrument No. 20060823-0103813, Register's Office for Davidson County, Tennessee.

This is improved property know as 4324/4326 (Duplex) Saundersville Rd., Old Hickory, TN 37138

unimproved ☐

This is improved ☑ property, known as 4324/4326 Saundersville Road, Old Hickory, TN 37138
(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 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.

BILL GARRETT, Davidson County
Trans:T20150071600 DEEDWARR
Recvd: 08/24/15 15:20 2 pgs
Fees:13.00 Taxes:395.90
20150824-0085374

Witness my/our hands this 7th day of August, 2015.

Michele Johnson by Nicole Nicholson by attorney infact

Michele Johnson by Nicole Nicholson as her lawful attorney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be of Nicole Nicholson on behalf of Michele Johnson, as her lawful attorney-in-fact and that she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as

WITNESS my hand and seal this 7th day of August, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14115

