This instrument prepared by and return to:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 151898TN

BILL GARRETT, Davidson County
Trans:T20150097070 DEEDWARR
Recvd: 11/16/15 09:32 3 pgs
Fees:18.00 Taxes:259.09
20151116-0115878

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mark Hamilton	**New Owner**	**86-16-79**
8326 Carnage Hills		
Brentwood, TN 37027		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Winford A. Dawson, Sr. and wife, Patricia Dawson and Winford A. Dawson, Jr. and wife, Mary Carney Dawson,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mark Hamilton,** married hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Valley Grove, Section 5, as of record in Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Winford A. Dawson, Jr. and Winford A. Dawson, Sr., by Warranty Deed from Paul D. Bucy and wife, Mary E. Bucy, dated April 25, 1997 and recorded on May 5, 1997 in Book 10442, Page 504, said Register's Office.

Patricia Dawson and Mary Carney Dawson, spouses of Winford A. Dawson, Sr. and Winford A. Dawson, Jr., respectively, join in this conveyance to convey any and all interest, marital or otherwise, that they may have in the referenced property now or hereafter.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for sales price greater than $70,025.00 until 90

days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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, his/her heirs and assigns, forever;

AND **Winford A. Dawson, Sr. and wife Patricia Dawson and Winford A. Dawson, Jr. and wife, Mary Carney Dawson** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Winford A. Dawson, Sr. and wife Patricia Dawson and Winford A. Dawson, Jr. and wife, Mary Carney Dawson,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4273 Valley Grove Drive, Nashville, TN 37076**.

Executed on this 13th day of November. 2015.

Winford A. Dawson, Sr.
By Winford A. Dawson, Jr.
His Attorney In Fact

Patricia Dawson
By Winford A. Dawson, Jr.
Her Attorney In Fact

Winford A. Dawson, Jr.

Mary Carney Dawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Winford A. Dawson, Jr. and wife Mary Carney Dawson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of November, 2015.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 **Winford A. Dawson, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Winford A. Dawson Sr. and wife, Patricia Dawson,** and that he is authorized by **Winford A. Dawson Sr. and wife, Patricia Dawson**, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 13th day of November, 2015.

Notary Public

My Commission expires: 1/8/19

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,025.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of November, 2015.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON