RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: TN167061

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009570 DEEDWARR
Recvd: 02/04/16 10:11 2 pgs
Fees: 13.00 Taxes: 734.45
20160204-0010803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

NOTARY PUBLIC

My commission expires: 10/2/18

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
Milton Hamilton IV 1271 Kenmore Place Nashville, TN 37216	Same address as new owner	072 07 0 331.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars ($198,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **APRIL NICOLE HARRINGTON, UNMARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MILTON HAMILTON IV, AN UNMARRIED MAN**, hereinafter called the Grantee, his 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. 2 on the Plan of Correction, Howard Carney Property of the Re-Subdivision of Lots 97 Thru 100 and Part of Lots 93 Thru 96, Kenmore Place Subdivision, as shown of record in Plat Book 6200, Page 396, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to April Nicole Harrington, unmarried by deed from Shalene France Gray, married, dated July 9, 2013 and recorded at Instrument #20130712-0072238, said Register's Office.

The address of the herein described property is believed to be 1271 Kenmore Place, 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 on plat of record in Plat Book 6200, Page 396; to any and all restrictive covenants and/or easements 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 29th day of January, 2016.

APRIL NICOLE HARRINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, April Nicole Harrington, 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 29th day of January, 2016.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

