WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of March, 2016.

Notary Public
My Commission expires: 10-01-19 (Affix Seal)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lai Olstad, LLC	SAME	074-16-0-006.00
2808 Renee Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hamilton Realty Investments**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lai Olstad, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in Davidson County, TN: Lot No. 486, Plan of Hermitage Hills, Section 5, as shown on the plan of record in Plat Book 3300, page 1, in the Register's Office of Davidson County, TN, to which reference is hereby made for a more particular description of said Land. Said Lot No. 486 fronts 80 feet on the northerly side of Bonnameade Drive and extends back 211.3 feet on the easterly line and 225 feet on the westerly line to a dead line, which is a broken line, measuring 80.78 feet thereon.

Being the same property conveyed to Mark S. Hamilton by deed from Reverse Mortgage Solutions, Inc., on December 28, 2015 of record in Instrument Number 20160125-0006818, Register's Office for Davidson County, Tennessee. And further conveyed to Hamilton Realty Investments by Quitclaim Deed of record in Instrument Number 20160301-0019440, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 1, Register's Office Davidson County, Tennessee.

This is improved property known as: **5024 Bonnameade Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 11, 2016.

Hamilton Realty Investments

By Tanner Hamilton

BILL GARRETT, Davidson County
Trans:T20160021420 DEEDWARR
Recvd: 03/16/16 09:29 2 pgs
Fees:13.00 Taxes:555.00
20160316-0024838

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of March, 2016, before me, appeared Tanner Hamilton to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Designated Agent of Hamilton Realty Investments and that the seal affixed to said instrument is the seal of said company (or association), and that said instrument was signed and sealed in behalf of said company (or association) by authority of its Board of Directors (or Trustees) and said Tanner Hamilton, acknowledged said instrument to be the free act and deed of said company (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/8/19

