BILL GARRETT, Davidson County
Trans:T20160032160 DEEDWARR
Recvd: 04/19/16 15:46 3 pgs
Fees:18.00 Taxes:1258.00
20160419-0038000

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2016.

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:
Robert Finney Hamilton Mary Prescott Hamilton	FRANKLIN SYNERGY BANK	
5308 Nevada Avenue	722 COLUMBIA AVE.	091-15-0-067-00
Nashville, TN 37209-3337	FRANKLIN, TN 37064	

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, **WARREN C. SEXTON, JANIE PAULSON, RONNIE CALLIS, JAMES GLEAVES, JR., ANN GLEAVES FERRELL, MICHAEL NEWMAN, DAVID NEWMAN, PATRICIA STEELE, DEBORAH STEELE, SHARON C. WALKER, CYNTHIA P. HODGES, CONNIE GLASS, TERRY PRUITT, RANDALL PRUITT, STEVEN E. CALLIS, JOE D. PRUITT, SANDRA MILLER, MARILYN STAFFORD, KEVIN CALLIS, BARBARA MCGRADY, JOANNA DARLENE EASON, KENNETH CALLIS, SUZANNE KNALLS, LISA SMITH, GARY CARTER, JIMMY JOHNSON, DANIEL PARK, KIM CROMWELL AKA BELLA CROWELL, JESSICA L. CLAY AND JEAN M. SEXTON, HEIRS OF THE ESTATE OF V. CAROLYN CALLIS,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT FINNEY HAMILTON AND MARY PRESCOTT HAMILTON, 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:

Land in Davidson County, Tennessee, being part of Block No. 13 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said county, described according to a survey made by E. R. Southgate, surveyor, Jan. 9, 1946, as follows:

Beginning on the northerly margin of Nevada Avenue at a point 270 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northerly margin of Nevada Avenue eastwardly 50 feet to a point 10 feet west of the westerly margin of an abandoned right of way of the N.C.& St.L. Railroad; thence northwardly and parallel with the westerly margin of said right-of-way 200 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to a point 298 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence southwardly 200 feet to the beginning.

Being a portion of the same property conveyed to V. Carolyn Callis by Quitclaim deed from V. Carolyn Callis, Trustee of the Sarah S. Callis Revocable Living Trust of record in Instrument No. 20050817-0097439 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 17, 2005.

Virginia Carolyn Callis having since died February 8, 2016. Per Petition for Letters of Administration recorded in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 15P-340, her heirs are Jean M. Sexton, Warren C. Sexton, Janie Paulson, Ronald Callis, James Gleaves, Jr., Ann Ferrell, Michael Newman, David Newman, Patricia Steele, Sharon C. Walker, Deborah Steele, Connie Glass, Cynthia P. Hodges, Randall Pruitt, Terry Pruitt, Joe D. Pruitt, Stephen E. Callis, Marilyn Stafford, Sandra Miller, Barbara McGrady, Kevin Callis, Kenneth Callis, Joanna C. Eason, Lisa Smith, Suzanne Knalls, Jimmy Johnson, Gary Carter, Kim Crowell aka Bella Crowell, Daniel Park, and Jessica L. Clay.

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 5308 Nevada Avenue, Nashville, TN 37209-3337.

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 15th day of April, 2016.

Warren C. Sexton by Stephen C. Sexton, Attorney-in-Fact
Warren C. Sexton by Stephen C. Sexton, Attorney-in-fact

Janie Paulson by Stephen C. Sexton, Attorney-in-Fact
Janie Paulson by Stephen C. Sexton, Attorney-in-fact

Ronnie Callis by Stephen C. Sexton, Attorney-in-Fact
Ronnie Callis by Stephen C. Sexton, Attorney-in-fact

James Gleaves, Jr. by Stephen C. Sexton, Attorney-in-Fact
James Gleaves, Jr. by Stephen C. Sexton, Attorney-in-fact

Ann Gleaves Ferrell by Stephen C. Sexton, Attorney-in-Fact
Ann Gleaves Ferrell by Stephen C. Sexton, Attorney-in-fact

David Newman by Stephen C. Sexton, Attorney-in-Fact
David Newman by Stephen C. Sexton, Attorney-in-fact

Patricia Steele by Stephen C. Sexton, Attorney-in-Fact
Patricia Steele by Stephen C. Sexton, Attorney-in-fact

Deborah Steele by Stephen C. Sexton, Attorney-in-Fact
Deborah Steele by Stephen C. Sexton, Attorney-in-fact

Sharon C. Walker by Stephen C. Sexton, Attorney-in-Fact
Sharon C. Walker by Stephen C. Sexton, Attorney-in-fact

Cynthia P. Hodges by Stephen C. Sexton, Attorney-in-Fact
Cynthia P. Hodges by Stephen C. Sexton, Attorney-in-fact

Connie Glass by Stephen C. Sexton, Attorney-in-Fact
Connie Glass by Stephen C. Sexton, Attorney-in-fact

Terry Pruitt by Stephen C. Sexton, Attorney-in-Fact
Terry Pruitt by Stephen C. Sexton, Attorney-in-fact

Randall Pruitt by Stephen C. Sexton, Attorney-in-Fact
Randall Pruitt by Stephen C. Sexton, Attorney-in-fact

Steven E. Callis by Stephen C. Sexton, Attorney-in-Fact
Steven E. Callis by Stephen C. Sexton, Attorney-in-fact

Joe D. Pruitt by Stephen C. Sexton, Attorney-in-Fact
Joe D. Pruitt by Stephen C. Sexton, Attorney-in-fact

Sandra Miller by Stephen C. Sexton, Attorney in Fact
Sandra Miller by Stephen C. Sexton, Attorney-in-fact

Marilyn Stafford by Stephen C. Sexton, Attorney in Fact
Marilyn Stafford by Stephen C. Sexton, Attorney-in-fact

Kevin Callis by Stephen C. Sexton, Attorney in Fact
Kevin Callis by Stephen C. Sexton, Attorney-in-fact

Barbara McGrady by Stephen C. Sexton, Attorney in Fact
Barbara McGrady by Stephen C. Sexton, Attorney-in-fact

Joanna Darlene Eason by Stephen C. Sexton, Attorney in Fact
Joanna Darlene Eason by Stephen C. Sexton, Attorney-in-fact

Kenneth Callis by Stephen C. Sexton, Attorney in Fact
Kenneth Callis by Stephen C. Sexton, Attorney-in-fact

Suzanne Knalls by Stephen C. Sexton, Attorney in Fact
Suzanne Knalls by Stephen C. Sexton, Attorney-in-fact

Lisa Smith by Stephen C. Sexton, Attorney in Fact
Lisa Smith by Stephen C. Sexton, Attorney-in-fact

Gary Carter by Stephen C. Sexton, Attorney in Fact
Gary Carter by Stephen C. Sexton, Attorney-in-fact

Jimmy Johnson by Stephen C. Sexton, Attorney in Fact
Jimmy Johnson by Stephen C. Sexton, Attorney-in-fact

Daniel Park by Stephen C. Sexton, Attorney in Fact
Daniel Park by Stephen C. Sexton, Attorney-in-fact

Jessica L. Clay by Stephen C. Sexton, Attorney in Fact
Jessica L. Clay by Stephen C. Sexton, Attorney-in-fact

Kim Crowell a/k/a Bella Crowell by Stephen C. Sexton, Attorney in Fact
Kim Crowell AKA Bella Crowell by Stephen C. Sexton, Attorney-in-fact

Jean M. Sexton by Stephen C. Sexton, Attorney in Fact
Jean M. Sexton by Stephen C. Sexton, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen C. Sexton, as attorney in fact for, Warren C. Sexton, Janie Paulson, Ronnie Callis, James Gleaves, Jr., Ann Gleaves Ferrell, Michael Newman, David Newman, Patricia Steele, Deborah Steele, Sharon C. Walker, Cynthia P. Hodges, Connie Glass, Terry Pruitt, Randall Pruitt, Steven E. Callis, Joe D. Pruitt, Sandra Miller, Marilyn Stafford, Kevin Callis, Barbara McGrady, Joanna Darlene Eason, Kenneth Callis, Suzanne Knalls, Lisa Smith, Gary Carter, Jimmy Johnson, David Park, Kim Crowell aka Bella Crowell, Jessica L. Clay and Jean M. Sexton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017