WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/16 12:29 2 pgs
Fees:13.00 Taxes:296.00
20160524-0052005

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of May, 20 16

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

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:
Hamilton Realty Investments	SAME	034-14-0-063.00
8326 Carriage Hills Drive		
Brentwood, TN 37027		

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, **Doris White, f/k/a Doris Jean Hurt,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hamilton Realty Investments,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Stanley Heights, of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 60 feet on the southeasterly side of Bain Drive and runs back between lines, 120 feet to the L&N Railroad, on which it measures 64.3 feet.

Being the same property conveyed to Doris Jean Hurt, by deed from Jerry R. Daniels, Trustee, on October 22, 1975, of record in Book 4964, page 113, Register's Office for Davidson County, Tennessee.

Doris Jean Hurt n/k/a Doris White.

Grantor warrants that she has not lived in subject property as a married person and that subject property is not subject to any marital rights therein.

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 74, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3405, page 286, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5074, page 82; Book 4474, page 378; and Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1410 Bain Drive, Madison, TN 37115**

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 May 19, 2016.

Doris White
f/k/a Doris Jean Hurt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doris White f/k/a Doris Jean Hurt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 19, 2016

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.