NEW OWNER:

HAMILTON REALTY INVESTMENTS
8326 Carriage Hills Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0902

Map & Parcel 087-09-0-050.00
Map & Parcel 087-09-0-051.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 06/17/16 09:47 4 pgs
Fees:23.00 Taxes:788.10
20160617-0061482

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirteen Thousand and 00/100 Dollars ($213,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SCOTT S. HILLIS and wife, PAMELA MARIE HILLIS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HAMILTON REALTY INVESTMENTS**, a Tennessee general partnership ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot Nos. 109 and 110** on the Plan of Valley Grove Subdivision, Section 8, of record in Plat Book 5200, Page 606, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Scott S. Hillis and wife, Pamela Marie Hillis**, by Warranty Deed dated December 30, 1986, and of record in Book 7088, Page 535, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTIES which have the addresses of
4537 BROOKE VALLEY, HERMITAGE, TN 37076 &
4328 VALLEY GROVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 606, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 15th day of June, 2016.

SCOTT S. HILLIS

PAMELA MARIE HILLIS

By: _____
Scott S. Hillis, Attorney in Fact pursuant to Power of Attorney of record in Book _____, Page _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SCOTT S. HILLIS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of June, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SCOTT S. HILLIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **PAMELA MARIE HILLIS**, the within-named bargainor, as the free act and deed of the said **PAMELA MARIE HILLIS.**

WITNESS my hand and official seal at office, this 15th day of June, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

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The actual consideration or value, whichever is greater, for this transfer is **$213,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of June, 2016.

NOTARY PUBLIC

My commission expires: 7/8/19

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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