WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

Subscribed and sworn to before me, this 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160056352 DEEDWARR
Recvd: 07/01/16 10:20 2 pgs
Fees:13.00 Taxes:1295.00
20160701-0067490

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Hamilton Jonathan R. Paulk	New Owner	103-08-0
(NAME)	(NAME)	(MAP)
6115 Robertson Road		280.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jose Demetrio Salinas and wife, Dora Leigh Salinas, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph M. Hamilton and Jonathan R. Paulk, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 51 feet of the most easterly 101 feet of Lot No. 335 on the Map of Richland Realty Co's. West Lawn Subdivision of record in Plat Book 421, Page 32, in the Register's Office for Davidson County, Tennessee.

Said part of said easterly of Lot No. 335 fronts 51 feet on the southerly side of Westlawn Drive and runs back, between parallel lines, 388.6 feet on the easterly line of said Lot No. 335 and 395 feet, more or less, on the westerly line to the northerly line of the right-of-way of the N.C. & St. L. Railway and measures 55 feet, more or less, on said right-of-way.

Being the same property conveyed to Jose Demetrio Salinas and wife, Dora Leigh Salinas by Warranty deed from Bruce B. Shelton, Jr. and wife, Harriett Priest Shelton of record in Book 8433, page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4111 Westlawn Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 24th day of June, 2016.

Jose Demetrio Salinas

Dora Leigh Salinas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jose Demetrio Salinas and Dora Leigh Salinas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of June, 2016.

Notary Public

My Commission Expires:

9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY