WARRANTY DEED

HAMILTON-H16047

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,025.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF March, 2016.

Notary Public

(Affix Seal)

(My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-8-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hamilton Realty Investments	Hamilton Realty Investments	043.07-0-087.00
332 Archwood Drive	8326 Carriage Hills Dr.	
Madison, TN 37115	Brentwood, TN 37027	

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, CONNIE LYNN CARUTHERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HAMILTON REALTY INVESTMENTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 50 on the Plan of Archwood Acres, Section 1, as of record in Plat Book 2133, page 120, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Howard Neil Caruthers, Jr. and wife Connie Lynn Caruthers and Raymond H. Johnson and wife Alma L. Johnson by deed of record in book 6603 page 627 of the Register's Office for Davidson County, Tennessee ("RODCT"). Raymond Johnson and wife Alma L. Johnson having since died, leaving as their sole heirs at law Connie Lynn Caruthers, Mary E. Scott, and the sole heirs of Harold Wayne Johnson, namely Laura Mielcarek and Margaret Thurber. By deed of record in instrument # 20020809-0096107 of the RODCT, Mary E. Scott conveyed all her right, title, and interest in the property to Howard Neil Caruthers and wife Connie Lynn Caruthers. By deed of record in instrument # 20160727-0077185 of the RODCT, Laura Mielcarek conveyed all her right, title, and interest in the property to Connie Lynn Caruthers. By deed of record in instrument # 20160727-0077186 of the RODCT, Margaret Thurber conveyed all her right, title, and interest in the property to Connie Lynn Caruthers. Howard Neil Caruthers having died, leaving Connie Lynn Caruthers the sole vested owner of the property.

( ) unimproved
This is (X) improved property known as 332 Archwood Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160064491 DEEDWARR
Recvd: 07/27/16 10:10 2 pgs
Fees:13.00 Taxes:321.99
20160727-0077187

Witness my/our hand(s) this 31st day of March, 2016 :

Connie Lynn Caruthers

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CONNIE LYNN CARUTHERS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County; Tennessee, this 31st day of March, 2016.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019