WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160071595 DEEDWARR
Recvd: 08/17/16 13:42 2 pgs
Fees: 13.00 Taxes: 1942.50
20160817-0085954

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$525,000.00.**

JAnderson
Affiant

Subscribed and sworn to before me this 16 day of August, 2016.

JAnderson
Notary Public
My Commission expires:

(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:
3516 Richland, LLC	SAME	092-09-0-242.00 & 092-09-0-241.00
4705 Alabama Avenue		
Nashville, TN 37209		

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, **Dianne K. Hamilton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **3516 Richland, LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 504 36th Avenue N.:
Being Lot No. 90 and the southerly 3 feet of Lot No. 91 on the plan of W.R. Wilson Tract, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 90 and part of Lot No. 91 front together 53 feet on the easterly side of 36th Avenue North, formerly Fremont Street, and run back between Parallel lines 130 feet to an alley.

Being the same property conveyed to Dianne K, Hamilton, by deed from J. Carlton Drumwright, Trustee, on February 18, 2009, of record in Instrument Number 20090302-0017999, Register's Office for Davidson County, Tennessee.

Tract 2: 506 36th Avenue N.:
Being the northerly 47 feet of Lot No. 91 on the plan of W.R. Wilson Tract, of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dianne K, Hamilton, by deed from J. Carlton Drumwright, Trustee, on February 18, 2009, of record in Instrument Number 20090302-0018000, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject properties as a married person and that the subject properties are 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 332, page 161, Register's Office Davidson County, Tennessee.

This is improved property known as: **504 & 506 36th Avenue North, Nashville, TN 37209**

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 August 16, 2016.

Dianne K Hamilton

Dianne K. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dianne K. Hamilton** 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 August 16, 2016

My commission expires 7/8/19

Notary Public

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