WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076718 DEEDWARR
Recvd: 09/01/16 11:40 2 pgs
Fees:13.00 Taxes:699.30
20160901-0092000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $189,000.00.

Heather L Case
Affiant

Subscribed and sworn to before me this 26th day of August, 2016.

Kim Perry
Notary Public
My Commission expires: 3/26/19
(Affix Seal)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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
Shamara Uscanga Perez	PrimeLending	043-07-0-087.00
332 Archwood Drive	17330 Preston Rd. Ste. 160B	
Madison, TN 37115	Dallas, TX 75252	

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, **Hamilton Realty Investments**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shamara Uscanga Perez, and Joaquin F. Rivera Andrede**, wife and husband, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50 on the plan of Archwood Acres, Section I, of record in Book 2133, Page 120, 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 Hamilton Realty Investments by deed from Connie Lynn Caruthers, on March 31, 2016, of record in Instrument Number 20160727-0077187, Register's Office for Davidson County, Tennessee.

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 2133, page 120, Register's Office Davidson County, Tennessee.
- Easement recorded in Book 5172, page 685, Register's Office for Davidson County, Tennessee.

This is improved property known as: **332 Archwood 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 August 26, 2016.

Hamilton Realty Investments

8/26/16

By Tanner Hamilton
Its: Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Tanner Hamilton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Partner of Hamilton Realty Investments, the within named bargainor, a partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand and seal, this 26th day of August, 2016.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

