WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/16 09:02 2 pgs
Fees:13.00 Taxes:832.50
20160908-0094370

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

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$225,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 6th day of Sept, 20 16.

CB

Notary Public
My Commission expires:
11-5-2018
(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:
L & S Development LLC	SAME	091-08-0-178.00
317 51st Avenue N.		
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, **Mark S. Hamilton**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **L & S Development LLC**, a Tennessee limited liability company their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on an unrecorded subdivision in the 12th, formerly 25th Ward of the City of Nashville, being known as the Lockhart property and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer, December 14 1932, and described according to said survey as follows:

BEGINNING on the southerly margin of Kentucky Avenue at the northwest corner of the property conveyed to Freida Rigsby et vir by deed from Coleman Larue et ux, of record in Book 2334, page 425, said Register's Office, being the corner of Lots Nos. 30 and 31; thence with the line between said two lots, southerly 155 feet to the northerly margin of an alley; thence with said alley, westerly 50 feet to the corner of Lots NO. 29 and 30; thence with the line between said two lots, northerly 155 feet to the southerly margin of Kentucky Avenue; thence with the same, easterly 50 feet to the beginning.

Being the same property conveyed to Mark S. Hamilton, by deed from Andrew W. Williams and wife, Florence E. Williams, on March 28, 2001, of record in Instrument Number 20010330-0030763, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **4605 Kentucky Avenue, 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 September 6, 2016.

Mark S. 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 **Mark S. Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 6, 2016

My commission expires 7/8/19

Notary Public

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

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, Julie Coone, 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: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.