Davidson County DEEDWARR
Recvd: 09/19/16 11:45 3 pgs
Fees:18.00 Taxes:839.90
20160919-0098183

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Adam Groeninger & Stephanie Kuhr
4303 Glynda Drive
Nashville, TN 37216-2116

SEND TAX BILL TO:
Bank of Tennessee
165 Indian Lake Blvd, Suite 107
Hendersonville, TN 37075
MAP/PARCEL 061-07-0-201.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert Allen Hamilton, Jr. and wife, Jamie Pace Hamilton,** has this day bargained and sold, and does hereby transfer and convey unto **Adam Groeninger, an unmarried man, and Stephanie Kuhr, an unmarried woman, as tenants in common,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Young-Dale Subdivision of record in Plat Book 2330, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Allen Hamilton Jr., married by Warranty deed from Helen R. Pace, a single woman of record in Instrument No. 20150205-0010779 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on February 05, 2015.

This is improved property known as: **4303 Glynda Drive, Nashville, Tennessee 37216-2116.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2330, page 22, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 14th day of September, 2016.

Robert Allen Hamilton, Jr.

Jamie Pace Hamilton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert Allen Hamilton, Jr. and Jamie Pace Hamilton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of September, 2016.

NOTARY PUBLIC

CREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 6, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $227,000.00

AFFIANT

Subscribed and sworn to before me this the 14th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 2/25/20

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires February 25, 2020

File No: 169371

True Copy Certification

I, **Rachelle Caudill**, 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 TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020