WARRANTY DEED

File #16366

BILL GARRETT, Davidson County
Trans: T20160090120 DEEDWARR
Recvd: 10/12/16 15:52 2 pgs
Fees: 13.00 Taxes: 666.00
20161012-0108048



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-4-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamilton Realty Investments	Same	148-02-0-106.00
(NAME)	(NAME)	
2130 Canady Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jesse Biltz and Crystal Biltz (also known as Crystal Free),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hamilton Realty Investments, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Resubdivision of Reserve Parcel "A" Century Center Park, of record in Plat Book 5200, page 422, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jesse Biltz and Crystal Free by Warranty deed from David Scott Baily and Antoinette T. Baily of record in Instrument No. 20070806-0093119 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 06, 2007. Jesse Biltz and Crystal Free having since married and Crystal Free is now known as Crystal Biltz.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5136 - 5142 Linbar Drive, Nashville, TN 37211-5029

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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.

Witness my hand this 6th day of October, 2016.

Jesse Biltz

Crystal Biltz

STATE CA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jesse Biltz and Crystal Biltz, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2016.

My commission expires 05/03/2020

Notary Public

JASON KAI HENRY
COMM. #2151947
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027