WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160094451 DEEDWARR
Recvd: 10/26/16 09:58 2 pgs
Fees: 13.00 Taxes: 558.33
20161026-0113000

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,900.00.**

Donna Canfield
Affiant

Subscribed and sworn to before me this 24th day of OCTOBER, 2016

Notary Public
My Commission expires: 8/20/19
(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:
Donna Canfield	new owner	034-14-0-063.00
1410 Bain Drive		
Madison, TN 37115		

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**, a Tennessee general partnership, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donna Canfield, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Stanley Heights, of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 60 feet on the southeasterly side of Bain Drive and runs back between lines, 120 feet to the L&N Railroad, on which it measures 64.3 feet.

Being the same property conveyed to Hamilton Realty Investments, from Doris White, by deed on May 19, 2016, of record in Instrument Number 20160524-0052005, 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 3300, page 74, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3405, page 286, Register's Office for Davidson County, Tennessee.

Easements of record in Book 5074, page 82; Book 4474, page 378; and Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1410 Bain 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 October 24, 2016.

Hamilton Realty Investments

By Tanner Hamilton, 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 a partner of Hamilton Realty Investments, the within named bargainor, a partnership, and that he as such 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 partner.

WITNESS my hand and seal, this 24th day of October, 2016.

NOTARY PUBLIC My Commission Expires: 7/8/19

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