WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8584 PREFERRED CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Karl Hamilton and Deborah Hamilton	Same as Owner	146-04-071.00
529 RICHMAR DRIVE		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHERRY HILL KELLY, EXECUTRIX OF THE ESTATE OF JOHN R. HITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KARL HAMILTON, AND WIFE, DEBORAH HAMILTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 529 RICHMAR DRIVE, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 28th day of October, 2016.

Estate of John R. Hitt

BY: Sherry Hill Kelly, executrix

Sherry Hill Kelly, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sherry Hill Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Executrix of the ESTATE OF JOHN R. HITT, the within named barganor, an estate, and that Sherry Hill Kelly, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said estate for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of October, 2016.

Notary Public

My Commission Expires: 7/6/20

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20160095920 DEEDWARR
Recvd: 10/31/16 11:06 2 pgs
Fees: 13.00 Taxes: 925.00

20161031-0114713

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 752 on the Plan of Caldwell Hall, Section XII, as of record in Plat Book 3300, Page 57, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Affidavit of Death recorded in Instrument No. 20110301-0016323 and Warranty Deed from Stephen R. Rombouts and wife, Diane N. Rombouts to John R. Hitt and wife, Carla H. Hitt, as recorded on the 3rd day of July, 1996 in Deed Book 10110, Page 561, in the Register's Office of Davidson County, Tennessee.

*John R. Hitt, having since died on July 8th, 2016. Sherry Hill Kelly is named executrix and Letters of Testamentary were issued in Davidson County Probate case # 16P-1366.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL, SECTION XII, as recorded in Plat Book 3300, Page(s) 57, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1788, Page 108 and Book 3376, Page 234, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.