Rec 13.00
Tax 1165.13
1178.13



STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is 314,900.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2016.

Notary Public

My commission expires: 8-27-18

BILL GARRETT, Davidson County
Trans:T20160113027 DEEDWARR
Recvd: 12/22/16 12:41 2 pgs
Fees:13.00 Taxes:1165.13
20161222-0134840

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas R. Livsey	**Guaranteed Rate, Inc.**	**151090A16100CO**
108 Cambridge Close	**1517 Hunt Club Boulevard**	
Antioch, TN 37013	**Gallatin, TN 37066**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David Hamilton and Kenneth B. Miller

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

Douglas R. Livsey, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 161, on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764; as corrected by Surveyor's Certificate of Correction in Book 9473, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Hamilton by Warranty Deed from Byron C. Hillblom and wife, Virginia F. Hillblom of record in Instrument No. 20070410-0042692, Register Office for Davidson County, Tennessee.

Further being the same property conveyed to David Hamilton, unmarried and Kenneth B. Miller, unmarried from David Hamilton, unmarried by Quitclaim Deed dated 3/12/08 and recorded in Instrument No. 20080313-0025366, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 108 Cambridge Close, Antioch, TN 37013.

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 in 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/our hand(s) this 20th day of December, 2016.

David Hamilton

Kenneth B. Miller

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **David Hamilton and Kenneth B. Miller,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2016.

Lura Brady
Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY