Davidson County DEEDWARR
Recvd: 12/30/16 08:56 3 pgs
Fees:18.00 Taxes:1110.00
20161230-0137199

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

ADDRESS NEW OWNER:
Kenneth R. Hamilton & Shannon R. Benton-Hamilton
1540 Goldfinch Circle
Hermitage, TN 37076-5609

SEND TAX BILL TO:
Newowner

MAP/PARCEL 098-06-0A-024.00-CO

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, **Patrick Moore and wife, Jodi Moore,** has this day bargained and sold, and does hereby transfer and convey unto **Kenneth Hamilton and Shannon Benton, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Phase 1, Section "A", Bridgewater of record in Plat at Instrument No. 20051104-0133897, Surveyor's Certificate of Correction recorded in Instrument No. 20060608-0067981, 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 Patrick Moore and Jodi Moore by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20060629-0077821 Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on June 29, 2006.

This is improved/unimproved property known as: **1540 Goldfinch Circle, Hermitage, Tennessee 37076-5609**

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 instrument # 20051104-0133897and in

instrument# 20060608-0067981 and restrictions in instrument# 20051024-0128043 as supplemented in instrument# 20051122-0141076, amended in instrument# 20061004-0122802 and instrumentt# 20071023-0125250 , 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 regular

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of December, 2016.

Patrick Moore

Jodi Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patrick Moore and Jodi Moore,** 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 29th day of December, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

