Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B (2)
File #17-1012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Hamilton and wife, Christy C. Hamilton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric C. Ross and wife, Ruthann Ross** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Revised Plan of Thompson's Glen Leven Subdivision of record in Plat Book 3, Page 20, Chancery Court, Davidson County, Tennessee.

Said portion of Lot. No. 5 fronts 309 feet on the westerly margin of Franklin Road; runs back between parallel lines 363.6 feet to the rear of said lot which measures 309 feet.

Being the same property conveyed to Kevin Hamilton and wife, Christy C. Hamilton by deed from C. Hugh Hicks and wife, Rhonda R. Hicks, dated July 27, 2006, of record in Instrument No. 20060728-0091614, Register's Office for Davidson County, Tennessee.

Conveyed herewith are all rights and interests to the easement for driveway purposes that appears as an exception in the Warranty Deed of record as Instrument No. 20080606-0058148, Register's Office for Davidson County, Tennessee, and Installment Deed of record in Book 4436, page 975, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4011 Franklin Pike, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20170010299 DEEDWARR
Recvd: 02/03/17 10:18 2 pgs
Fees:13.00 Taxes:4440.00
20170203-0011708

WITNESS THE EXECUTION HEREOF this 1st day of February, 2017.

Kevin Hamilton by Christy C. Hamilton
His attorney in Fact

Kevin Hamilton by Christy C. Hamilton
His Attorney in Fact

Christy C. Hamilton

Christy C. Hamilton

State of Tennessee)
County of Davidson)

On this 1st day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christy C. Hamilton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 1st day of February, 2017, before me personally appeared Christy C. Hamilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin Hamilton, acknowledged that such person executed the same as the free act and deed of Kevin Hamilton.

Notary Public

My commission expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,200,000.00.

Deedra B. Walker
Affiant

Sworn and subscribed before me on this the 1st day of February, 2017.

Notary Public

My Commission Expires: 6/18/18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Eric Ross	owner at	132-2-70.00
4011 Franklin Pike	220 Lewisburg Avenue	
Nashville, TN 37204	Franklin, TN 37064	