Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016548 DEEDWARR
Recvd: 02/24/17 15:20 2 pgs
Fees:13.00 Taxes:296.00
20170224-0018878

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $80,000.00.

Affiant

Subscribed and sworn to me on February 24, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30216SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hamilton Realty Investments 505 Lake Valley Court Franklin, TN 37069	SAME AS NEW OWNER	034-13-0-218.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Linda Gale Wallace, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Hamilton Realty Investments, a Tennessee General Partnership, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Edgemeade Farm, being a Resubdivision of Lots 29, 30, 31 and Unnumbered Lot - of Edgemeade Farm of record in Plat Book 3600, Page 69, 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 Linda Gale Wallace, unmarried by Quitclaim deed from Eva Mai Robertson Timmons, unmarried of record in Book 7101, page 148, Register's Office for Davidson County, Tennessee, dated January 6, 1987 and recorded on January 8, 1987.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 69, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3805, Page 772, as amended in Book 3928, page 954 and Book 3982, page 927, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b)

relates to handicap but does not discriminate against handicapped persons.

4. Closing of street of record in Book 769, Page 485, Book 3985, page 787 and Book 3981, page 790, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 213 Edgemeade Drive, Madison, TN 37115-2412.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 24th day of February, 2017.

Linda Gale Wallace
By Timothy Lee Wallace
ATTORNEY IN FACT

Linda Gale Wallace
By Timothy Lee Wallace,
Attorney In Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Lee Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Linda Gale Wallace, as her Attorney in Fact, as the free act and deed of the within named Linda Gale Wallace.

Witness my hand and official seal on February 24, 2017.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017