Davidson County DEEDWARR
Recvd: 03/13/17 14:17 3 pgs
Fees:18.00 Taxes:925.00

20170313-0024574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of March, 2017.

Notary Public

My commission expires: 8.24.17

(Notary Stamp)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Wesley Hamlin, II and Lisa Lloyd Hamlin	John Wesley Hamlin, II and Lisa Lloyd Hamlin	159-06-0A-009-00.CO
1423 Richland Woods Ln	1423 Richland Woods Ln	
Brentwood, TN 37027-4137	Brentwood, TN 37027-4137	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Richland Woods, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Wesley Hamlin, II and Lisa Lloyd Hamlin, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of Final Plat of Richlands Woods Subdivision, cluster lot development of record in Plat at Instrument No. 20051128-0142574, 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 a portion of the same property conveyed to Richland Woods, LLC, a Tennessee limited liability company by warranty deed from Mildred R. Carter, Mary Lou Walden, Nancy Carter Isaac, and Kay Reynolds of record in Instrument No. 20050519-0056757 Register's Office for Davidson County, Tennessee.

This is improved property known as **1423 Richland Woods Ln, Brentwood, TN 37027-4137.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of March, 2017.

Richland Woods, LLC, a Tennessee limited liability company

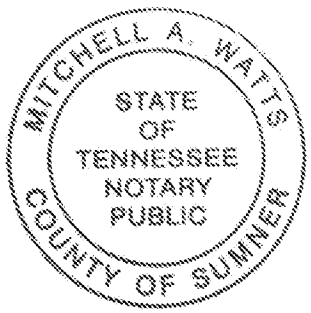
BY: _____
Chris Farren, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Chris Farren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Richland Woods, LLC, the within named bargainor, a limited liability company, and that he, as the Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as the Member.

Witness my hand and official seal this 10th day of March, 2017.

_____
Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 817030

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-22-19
Notary' Seal (if on paper)

