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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #17-1088

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 **Melissa P. Hamilton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Voigt, unmarried woman**, 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 Lot No. 1202 and the east 5 feet of Lot No. 1204 of Block 187, Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Lot and part of Lot front together 40 feet on the southerly side of Tennessee Avenue and run back between parallel lines with the westerly margin of 53rd Avenue, North 150 feet to an alley.

Being the same property conveyed to Melissa P. Hamilton by deed from Randall Veatch and Patricia Veatch, husband and wife, dated June 15, 2009, of record in Instrument No. 20090714-0065634, Register's Office for Davidson County, Tennessee.

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: 5301 Tennessee Avenue, Nashville, TN 37209.

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.

WITNESS THE EXECUTION HEREOF this 29th day of March, 2017.

Melissa P. Hamilton

BILL GARRETT, Davidson County
Trans:T20170028215 DEEDWARR
Recvd: 04/04/17 10:04 2 pgs
Fees:13.00 Taxes:1235.80
20170404-0032718

State of Tennessee)
County of Davidson)

On this 29th day of March, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Melissa P. 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: 5-8-17

KENNETH M. BALLEW
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 334,000.00.

Affiant

Sworn and subscribed before me on this the 29th day of March, 2017.

Notary Public

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

NEW OWNER:
Elizabeth Voigt
5301 Tennessee Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
91-7-119.00