WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029816 DEEDWARR
Recvd: 04/10/17 09:20 2 pgs
Fees:13.00 Taxes:1857.40
20170410-0034608

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$502,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2017.

Notary Public

My commission expires:

(AFFIX SEAL)

DARRELL WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brady O'Rourke	new owner	**Map 072-14-3-B Parcel 002.00co**
2420 Little Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ken Hamilton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brady K. O'Rourke, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of The Townhomes at Ward & Little, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Townhomes at Ward & Little, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150302-0017848, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Townhomes at Ward & Little, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150302-0017848, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Ken Hamilton, married, by Deed dated March 10, 2014 from Mooretown Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140312-0020768, Register's Office for Davidson County, Tennessee.

THE property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes at Ward & Little, shown in Instrument No. 20150302-0017848, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of The Townhomes at Ward & Little, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150302-0017848, Register's Office for Davidson County, Tennessee. (3) By-Laws of Ward & Little Townhouse Corporation attached as Exhibit "B" to the Declarations of record in Instrument No. 20150302-0017848, Register's Office for Davidson County, Tennessee. (4) Charter of Ward & Little Townhouse Corporation of record in Instrument No. 20160516-0048319, Register's Office for Davidson County, Tennessee. (5) Attorney's Certificate for The Townhomes at Ward & Little, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160520-0050625, Register's Office for Davidson County, Tennessee. (6) All matters shown on the Plan of record in Plat Book 974, Page 4 and Plat Book 974, Page 24, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2420 Little Avenue, Nashville, TN 37206**

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 **6th** day of **April, 2017.**

Ken Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ken Hamilton,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **April, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____