WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050461 DEEDWARR
Recvd: 06/13/17 12:39 2 pgs
Fees: 13.00 Taxes: 1017.50

20170613-0059314

G-BR-17-3883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Belinda L Martinez 6/9/17
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belinda L. Martinez Cruz	owners at property address	
(NAME)	(NAME)	**165-00-0-017.00**
3883 Hamilton Church Rd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1422		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE D. HAMILTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELINDA L. MARTINEZ CRUZ AND HUSBAND REINIERY ENRIQUE SANDOVAL ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated June 18, 1968, as follows;

Beginning at a point in the center of Hamilton Church Road, said point being the northeast corner of the property conveyed to A.D. Hadley, of record in Book 2701, page 244, Register's Office for said County; thence with said Hadley's eastern boundary line south 3 deg. 30' west 453 feet; thence south 79 deg. 15' east 228.9 feet; thence north 12 deg. 15' east 492 feet to the center of Hamilton Church Road; thence with the center of same north 87 deg. 15' west 292.5 feet to the beginning.

Being the same property conveyed to Edgar Hamilton and wife, Christine D. Hamilton by Warranty deed from General Fields and wife, Joan Fields of record in Book 5226, page 45, Register's Office for Davidson County, Tennessee, dated November 21, 1977 and recorded on November 23, 1977. Edgar Hamilton having since died May 12, 2012 leaving property to wife, Christine D. Hamilton as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3883 Hamilton Church Rd , Antioch, Tennessee 37013-1422**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JUNE, 2017.

Christine D Hamilton

Christine D. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE D. HAMILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214