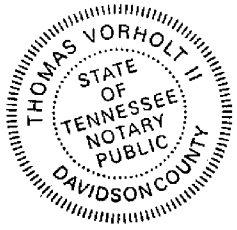
Davidson County	DEEDWARR
Recvd: 06/29/17 15:21	3 pgs
Fees:18.00 Taxes:1128.50	
20170629-0065688	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2017.

Notary Public

My commission expires: 8.4.20

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
William Hamburg	**William Hamburg**	**082-16-263.00**
908 Fatherland Street	**6115 Paddock Place**	
Nashville, TN 37206	**Brentwood, TN 37027**	

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,

James Waples, a single person

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

William Hamburg

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the Southerly line of Fatherland Street at a point 200 feet Easterly from the Easterly line of Ninth Street, running thence Easterly with Fatherland Street 50 feet to the Northwest corner of a 100 foot lot conveyed to Mrs. Sallie Sullivan by deed of record in Book 69, Pages 636 and 637 of the Register's Office for said County, thence Southerly along the Westerly line of said Sullivan lot 190 feet to an alley; thence Westerly with the Northerly line of said alley 50 feet to a point 200 feet Easterly from the Easterly line of Ninth Street; thence Northerly on a line parallel with Ninth Street 190 feet to the beginning.

BEING the same property conveyed to Darlene Hester Waples, a single person by Warranty Deed from Darlene Hester Waples and Jimmie Deloise Henry of record as Instrument No. 20071003-0118081 in the Register's Office for Davidson County, Tennessee. The said Darlene Waples having since died intestate on November 4, 2016, her estate being administered through

Probate Docket 16P1954. The Sole Heir at Law is James Waples, who was appointed Administrator of the Estate of Darlene Waples.

This is improved property known as 908 Fatherland Street, Nashville, TN 37206.

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 12th day of May, 2017.

James Waples

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Hester Waples, the bargainor, 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 12th day of May, 2017.

Notary Public
My Commission Expires: 8-04-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817040

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.

Mitchell A Watts

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.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

