Davidson County DEEDWARR
Recvd: 07/18/17 11:41 2 pgs
Fees:13.00 Taxes:825.10
20170718-0072196

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$223,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of July, 2017.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Caroline Fall Gardner	NEW OWNER	081-11-1-0-096.00
1722 21st Avenue North		
Nashville, TN 37208	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hamilton Realty Investments**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Caroline Fall Gardner, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Lot No. 4 on the unrecorded Map of Smith and Bishop's Resubmission of certain lots of J.M., T.J. & G.W. Hardings Plat, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, and being the westerly part of Lot No. 256 of said Hardings Addition. Said Lot No. 4 fronts 50 feet on the east side of 21st Avenue North and runs back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Hamilton Realty Investments by deed from Marcus Hickson and wife, Ranata Hicksonon February 28, 2017 of record in Instrument Number 20170303-0021288, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 80, Register's Office Davidson County, Tennessee.

This is improved property known as: **1722 21st Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 17, 2017.

Hamilton Realty Investments

7/17/17

By M. Tanner Hamilton, Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared M. Tanner Hamilton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the managing partner of Hamilton Realty Investments, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 17th day of July, 2017

NOTARY PUBLIC My Commission Expires: 7/6/19

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019