WARRANTY DEED

Bill Garrett Davidson County
Batch# 29570 DEEDWARR
11/27/2017 10:01:44 AM 2 pgs
Fees: $13.00 Taxes: $481.10

20171127-0120416

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,025.00

Drake J. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF November, 2017.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 8, 2018

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hamilton	New owner	
(NAME)	(NAME)	
505 Lake valley Ct.		074-08-011400
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. GREG HARDEMAN, ADMINISTRATOR CTA OF THE ESTATE OF PHILLIP E. HARRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK HAMILTON**, 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 Lot No. 648, on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip E. Harris, unmarried by Warranty Deed from Bobby Gilbert and wife, Peggy Gilbert, dated March 16, 1990, filed of record on April 10, 1990, Register's Office for Davidson County, Tennessee. The said Phillip E. Harris died testate on June 22, 2016, Patricia L. Hall was appointed to serve as Executor under the aforesaid Will, Patricia L. Hall predeceased Phillip E. Harris. J. Greg Hardeman was appointed Administrator CTA pursuant to Order filed under Docket No. 16P-1312, in the Seventh Circuit Court for Davidson County, Tennessee. the Will authorized the Personal Represenative to sell the above property. The contract of sale of the real property was approved by Order of the above referenced Court Order entered November 17, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7015 Bonnafair Dr, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 21 day of November, 2017

THE ESTATE OF PHILLIP E. HARRIS

J. GREG HARDEMAN, ADMINISTRATOR CTA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, J. Greg Hardeman with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Administrator C. T. A. of the Estate of Phillip E. Harris, and who further acknowledged that he is authorized to execute the within instrument as Administrator C. T. A. of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 21 day of November, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

Notary Public