Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Warranty Deed

Bill Garrett Davidson County
Batch# 63958 DEEDWARR
03/01/2018 10:43:50 AM 2 pgs
Fees: $13.00 Taxes: $4,585.08
20180301-0019218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,239,210.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2018.

Notary Public

My commission expires: 1-8-19

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rodney M. Hamilton Kimm S. Hamilton	New Owner	
301 Galloway Drive		131-12-2A-002.00-CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY M. HAMILTON AND KIMM S. HAMILTON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements of record in at Instrument No. 20161019-0110704 and being shown on Plat attached thereto as "Exhibit B" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Laura B. Hill by Warranty Deed from Naylor Properties, LLC of record in Instrument No. 20060825-0104945, Register's Office for Davidson County, Tennessee, dated August 8, 2006 and recorded on August 25, 2006.

Being a portion of the same property conveyed to P. LaRay Rector by Warranty Deed from Laura B. Hill, a single person of record in Instrument No. 20140820-0075658, Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 20, 2014. The said P. LaRay Rector a/k/a Ponder LaRay Rector died December 1, 2014, estate administered through Maury County Probate Court, Docket No. P234-14. A copy of the Last Will and Testament of Ponder LaRay Rector was recorded in Instrument No. 20150901-0088488, in the Register's Office for Davidson County, Tennessee on September 1, 2015. Disclaimer Pursuant to Tennessee Code Annotated Sec 3-1-103 was executed by Susan Byrd Rector in the matter of the Estate of Ponder LaRay Rector, recorded in Instrument No. 20150901-0088489, in the Register's Office for Davidson County, Tennessee on September 1, 2015.

Being a portion of the same property conveyed to Alexander Leonard Rector by Quitclaim Deed from Susan Byrd Rector, as Executrix of The Estate of Ponder Laray Rector (also known as P. Laray Rector) of record in Instrument No. 20150901-0088490, Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on September 1, 2015.

Being a portion of the same property conveyed to DRG Properties, LLC by Warranty Deed from Alexander Leonard Rector of record in Instrument No. 20151103-0112151, Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on November 3, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 301 Galloway Drive, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2018.

DRG Properties, LLC

BY: _____
Ronald Gilmer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Gilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of DRG Properties, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2018.

_____
Notary Public

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021