Bill Garrett Davidson County
Batch# 64792 DEEDWARR
03/02/2018 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20180302-0020072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$249,900.00.**

Affiant

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

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
The Edd Ingram and Kimberly Ingram Revocable Living Trust, dated the 30th day of October, 2015	SAME	074-12-0-048.00
2716 McLemore Way		
Franklin, TN 37064		

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, **Mark S. Hamilton**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edd Wayne Ingram, Jr. and Kimberly M. Ingram, as Trustees of The Edd Ingram and Kimberly Ingram Revocable Living Trust, dated the 30th day of October, 2015**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot NO. 617 on the Plan of Hermitage Hills, Section VI, as of record in Book 3300, page 10, Register's Office for said County.

Said Lot No. 617 fronts 81.89 feet on the westerly side of Bonnawood Court and runs back 153.3 feet on the north line and 130 feet on the south line to a dead line, measuring 100.62 feet thereon.

Being the same property conveyed to Mark S. Hamilton, by deed from Shirley Irvin Sanders, Sharon Irvin Murphy and Gary Irvin, on June 2, 2017, of record in Instrument Number 20170613-0059055, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 3300, page 10, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **425 Bonnawood COurt, Hermitage, TN 37076**

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 February 27, 2018.

Mark S. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark S. Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021