THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Vivian L Hamilton
AFFIANT

Subscribed and sworn to before me this 2nd day of March, 2018.

Notary Public
My Commission Expires: March 8, 2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-18-475

Bill Garrett Davidson County
Batch# 65098 DEEDWARR
03/05/2018 01:04:05 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180305-0020525

Address New Owner(s) As Follows:

Steven Andrew Duffy, et al
475 Hogan Road
Nashville, TN 37220

Send Tax Bills To:

new owner

Parcel/ID Number

146-16-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

VIVIAN L. HAMILTON, an unmarried person

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

STEVEN ANDREW DUFFY and WENDY KUBLY DUFFY, husband and wife and JOSHUA KUBLY and CINDY KUBLY, husband and wife, tenants in common with right of survivorship.

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Brentwood Hall, Section IV, of record in Book 2083, page 90, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being the same property conveyed to VIVIAN L. HAMILTON, by warranty deed from JOHN K. GRAHAM, and wife, ELLEN ROGERS GRAHAM, dated

June 20, 2000, of record in Instrument No. 20000628-0064157, Register's Office for Davidson County, Tennessee.

This legal description is the same as used in the last deed of record.

This conveyance is made subject to the limitations, restrictions, and encumbrances as set forth below:

1. Davidson County taxes and assessments for the year 2018 and subsequent years, not yet due and payable;

2. Matters shown on the Plan of Brentwood Hall, Section IV, including easements and setback lines, of record in Book 2083, Page 90, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants of record in Book 2198, Page 3, Register's Office for Davidson County, Tennessee.

BEING improved property, known as 475 Hogan Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, Grantees' 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 executed this instrument this 2ND day of March 2018.

Vivian L. 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 VIVIAN L. HAMILTON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office, this 2nd day of March 2018.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021