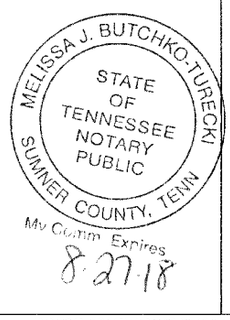
Bill Garrett Davidson County
Batch# 71001 DEEDWARR
03/20/2018 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20180320-0025998

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 193,000.00 Affiant Subscribed and sworn to before me, this 14th day of March, 2018. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Flavia C. Atkins	**New Owner**	**15011029700**
3716 Belle Oaks Drive		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

James L. Hamilton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Flavia C. Atkins, unmarried woman

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:

Being Lot No. 34 on the Plan of Phase I, Belle Oaks Subdivision of record in Plat Book 6900, page 768, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the James L. Hamilton and wife, Mary M. Hamilton from Chris Nole, unmarried by Warranty Deed dated 12/12/42005, and recorded in Instrument No. 20051214-0150012, said Register's Office. The said Mary M. Hamilton died on September 27, 2017 per Certificate of Death, State of Tennessee Office of Vital Records, State File Number 2017 106670.

Durable Power of Attorney executed by James Louis Hamilton appointing David Orman Hamilton to sign on his behalf dated 09/26/17 and recorded in Instrument No. ____201803200025997____, Register's Office for Davidson County, Tennessee..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3716 Belle Oaks Drive, Antioch, TN 37013.

HE2018-0013

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 in 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/our hand(s) this 14th day of March, 2018.

James L. Hamilton by David Orman Hamilton as his Attorney in Fact

James L. Hamilton by David Orman Hamilton as his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Orman Hamilton** to me known to be the person who executed the foregoing instrument in behalf of **James L. Hamilton** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **James L. Hamilton**.

Witness my hand, at office, this 14th day of March, 2018.

Pamela B Matheney

NOTARY PUBLIC Notary Public
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires

HE2018-0013

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: 3/31/2020

