Bill Garrett Davidson County
Batch# 90438 DEEDWARR
05/09/2018 12:06:45 PM 2 pgs
Fees: $13.00 Taxes: $810.30
20180509-0044472

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $219,000.00.

Affiant

Subscribed and sworn to before me this 14th day of May 2018

Notary Public

My Commission expires 7/6/20

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

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
Kimberly Quinn Barlow	new owner	043-05-0-204.00
225 Wiley Street		
Madison, TN 37115		

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 **Kimberly Quinn Barlow, single woman,** 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. 16 Block B, on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Wiley Street and runs back between lines 135 feet to a dead line.

Being the same property conveyed to Mark S. Hamilton, from Rare Earth Properties, G.P., by deed on October 20, 2017, of record in Instrument Number 20171024-0109013, 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 843, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **225 Wiley Street, Madison, TN 37115**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WHD 18-225

WITNESS our hands this May 7, 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 May 7, 2018

My commission expires 7/8/19

Notary Public

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