WARRANTY DEED

Bill Garrett Davidson County
Batch# 91560 DEEDWARR
05/14/2018 01:55:30 PM 2 pgs
Fees: $13.00 Taxes: $521.70
20180514-0045991

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

LeeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark S. Hamilton	Mark S. Hamilton	149-05-0-024.00
(NAME)	(NAME)	
505 Lake Valley Ct	505 Lake Valley Ct	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edward L. Miller and Wife, Nancy L. Miller**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark S. Hamilton, married**, hereinafter called the GRANTEE(S), 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 all of Lot No. 101 on the Plan of Section 2, Barclay Square, of record in Plat Book 4660, Page 124, as amended in Plat Book 4967, Page 402, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward L. Miller and wife, Nancy L. Miller by Special Warranty Deed from U.S. Bank, N.A., ND, dated 06/24/2010, recorded 07/02/2010, of record in Instrument No. 20100702-0052408, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4660, Page 124, as amended in Plat Book 4967, Page 402, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4847, Page 830, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4814 Apollo Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 our hands this 9th day of May, 2018.

Edward L. Miller

Nancy L. Miller

State of Tennessee
County of Wilson

Personally appeared before me Edward L. Miller and Nancy L. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

201805140045991