WARRANTY DEED

Bill Garrett Davidson County
Batch# 98804 DEEDWARR
06/01/2018 10:11:21 AM 2 pgs
Fees: $13.00 Taxes: $765.90

20180601-0052203

W-RR-18-2907

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles L. Hamilton, Trustee of the Charles L. Hamilton Revocable Living Trust, dated March 19, 2006 Jean M. Hamilton, Trustee of the Jean M. Hamilton Revocable Living Trust, dated March 10, 2006	new owner	
(NAME)	(NAME)	**060-12-0-140.00**
2907 Jones Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 consideration, the receipt of which is hereby acknowledged, **MELVIL MARTIN ARNT F/K/A MELVIL LE RHUN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES L. HAMILTON, TRUSTEE OF THE CHARLES L. HAMILTON REVOCABLE LIVING TRUST, DATED MARCH 19, 2006 AND JEAN M. HAMILTON, TRUSTEE OF THE JEAN M. HAMILTON REVOCABLE LIVING TRUST, DATED MARCH 10, 2006,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 11 and 12 on the Final Plan of Joy Wood Heights, Section III, described according to a survey made by W.W. Turner Company, Engineers, January 15, 1948, being also known as Lot No. 5 on the Plan of a resubdivision of said Lots 11 and 12, not of record, described according to a survey made by Stephen A. Draper, Surveyor, March 23, 1956, as follows:

Beginning on the Southeasterly margin of Jones Avenue as relocated, at the Northeast corner of the property conveyed to M. P. Brown and wife, by deed from James G. Barrett and wife, of record in Book 2744, Page 409, Register's Office for sad County; thence with Brown's line South 26 deg. 45' East 179 feet to an iron pin; thence North 56 deg. 30' East 100.5 feet to an iron pin; thence North 26 deg. 45' West 169 feet to an iron pin set in the southeasterly margin of Jones Avenue as relocated; thence with the margin of the same, South 63 deg. 15' west 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to Melvil Le Rhun, unmarried by Warranty Deed from John A. Kelly, Jr., unmarried of record in Instrument No. 20130430-0043189 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on April 30, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Easement(s) stated within Warranty Deed of record in Book 1586, Page 291, in the Register's Office for Davidson County, Tennessee.
- Easement(s) Metropolitan Government of Nahville and Davidson County of record in Book 4015, Page 153, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2907 Jones Avenue, Nashville, Tennessee 37207**.

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), their heirs and 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), 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 the 29th DAY OF MAY, 2018.

Melvil Martin Arnt f/k/a Melvil Le Rhun

Kimberli Arnt, spouse of Melvil Le Rhun, hereby joins in this conveyance and does transfer and convey any and all marital interest Kimberli Arnt may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIL MARTIN ARNT F/K/A MELVIL LE RHUN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

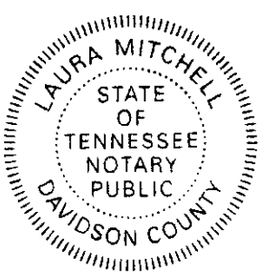


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLI ARNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212