WARRANTY DEED

Bill Garrett Davidson County
Batch# 127003 DEEDWARR
08/09/2018 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180809-0078772

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of August, 2018

Notary Public

MY COMMISSION EXPIRES 6/13/22

(AFFIX SEAL)

LORA C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Blake Hamilton Lolita Ann Hamilton (NAME)	-SAME AS NEW OWNER- (NAME)	11501005400
763 Rhonda Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne M. Rothacker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Blake Hamilton and Lolita Ann Hamilton,** husband and wife 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows.

Being Lot No. 244 on the Plan of Addition to West Meade Hills, as of record in Book 3600, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 244 fronts 146.08 feet on the easterly side of Rhonda Lane and extends back between lines 293.1 feet on the southerly line and 228.28 feet on the northerly line, to a dead line in the rear, measuring 201.5 feet thereon.

Being the same property conveyed to J. Michael Rothacker and wife, Suzanne M. Rothacker from Robert G. Guy and Jane S. Guy by Warranty Deed of record in Book 4834, Page 826, Register's Office for Davidson County, Tennessee. The said J. Michael Rothacker having since died.

This instrument is executed on behalf of Suzanne M. Rothacker by Jerome Robert Rothacker as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180710-0066491, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 763 Rhonda Lane, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parce' 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 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 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 shal be applicable to all genders.

Witness my/our hands this 8th day of August, 2018

Suzanne M. Rothacker by Jerome Robert Rothacker
Suzanne M Rothacker

State of Tennessee
County of Rutherford

On this the 8th day of August. 2018, before me personally appeared Jerome Robert Rothacker, the person who executed the foregoing instrument on behalf of Suzanne M. Rothacker and acknowledged that he executed the same as the free act and deed of the said Suzanne M. Rothacker, through Power of Attorney granted him by the said Suzanne M Rothacker
WITNESS my hand and seal this 8th day of August, 2018.

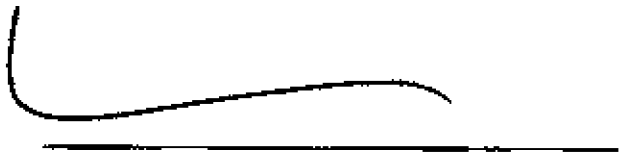
Notary Public
My Comm ssion Expires

File No 13341

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

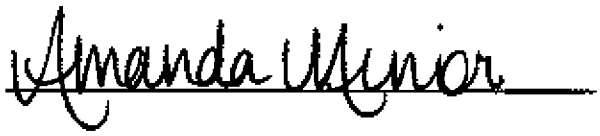
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

