THIS INSTRUMENT PREPARED BY: **CARSON W. BECK, Attorney**
BECK & BECK, ATTORNEYS AT LAW
4205 Gallatin Road
Nashville, Tennessee 37216

Bill Garrett Davidson County
Batch# 130171 **DEEDWARR**
08/16/2018 03:50:57 PM 3 pgs
Fees: $18.00 Taxes: $799.20

20180816-0081469

WARRANTY DEED

ADDRESS OF NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
M 7 Properties	SAME	Map 42-11
4135 Meadow View Circle		Parcel 21
Pleasant View, TN 37146		

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Sixteen Thousand and 00/100 ($216,000.00).

Sworn to and subscribed before me, this 15 day of August, 2018.

AMANDA PEDIGO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michele Cole
AFFIANT

Amanda Pedigo
NOTARY PUBLIC

My Commission Expires: 07/09/2022

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN H. HAMLIN, JR. and wife, CAROLYN J. COX**, "Grantors," do hereby quitclaim and convey unto **M7 PROPERTIES**, "Grantee," their heirs and assigns, all of our interest in and to the following described property in Davidson County, Tennessee:

BEING Lot No. 8 on the Plan of Section One, Morning View Subdivision, as of record in Book 2133, page 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 in described as beginning at a point on the easterly margin of Marthona Road, at the common corner of Lots 7 and 8; thence North 0 deg. 40 min. West 145 feet to a point; the common easterly corner of Lots 8 and 101 thence with the line between said lots westwardly 188.5 feet to a corner of Lot 9; thence feet to a point on the easterly margin of Marthona Road; thence with the margin of the same, southwestwardly along a slight curve, 110 feet to the beginning.

Being the same property conveyed to Alan H. Hamlin Jr. and wife, Carolyn J. Cox, by deed of record in Book 10436, page 499, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 510 N. Marthona Road, Madison, TN 37115.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto, belonging to the said Grantees, forever, and Grantors do covenant that they are lawfully seized and possessed of said land in fee simple, have a right to convey it, and the same is unencumbered with the exception of accrued property taxes for the year of the conveyance, otherwise herein set out, and Grantors do further covenant and bind themselves to warrant and to forever defend the title of said land to the Grantees, or their assigns, against the lawful claims of all persons whomsoever. Whenever 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 10 day of Aug., 2018.

Alan H. Hamlin Jr.

ALAN H. HAMLIN Jr.

Carolyn J Cox

CAROLYN J. COX

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Fannin

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **ALAN H. HAMLIN Jr. and wife, CAROLYN J. COX**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS our hands, at office, this 10 day of Aug, 2018.

Vicki L. Shinpaugh
NOTARY PUBLIC

My Commission Expires: Oct / 22 / 2021.

VICKI L SHINPAUGH NOTARY PUBLIC Exp. Oct. 22, 2021 FANNIN COUNTY, GA