Bill Garrett Davidson County
Batch# 131789 DEEDWARR
08/21/2018 03:26:05 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20180821-0082973

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$255,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of August, 2018

Notary Public
My Commission expires: 1-3-22
(Affix Seal)

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:
Katherine Margaret Ingram	New Owner	074-08-0-114.00
7015 Bonnafair Drive		
Hermitage, TN 37076		

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 Hamilton**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **KATHERINE MARGARET INGRAM and CHRISTOPHER S BALCH, WIFE AND HUSBAND**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 648 on the plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Hamilton by deed from J. Greg Hardeman, Administrator CTA of The Estate of Phillip E. Harris, on November 21, 2017, of record in Instrument Number 20171127-0120416, 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 3300, page 62 and 63, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3404, page 165; and Book 3399, page 446, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7015 Bonnafair Drive, Hermitage, TN 37076**

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 #: A-BR-18-7015

WITNESS our hands this August 17, 2018.

Mark Hamilton by Hal Wilson as attorney in fact

Mark Hamilton
by Hal E. Wilson, III, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mark Hamilton, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mark Hamilton, the bargainor(s), by the said Hal E. WIlson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of August, 2018.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.