Karen Y Johnson Davidson County
Batch# 142488 DEEDWARR
09/18/2018 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $481.10
20180918-0092598

Name and Address of New Owner:
Mark Hamilton
4312 Valley Grove Dr.
Hermitage, TN 37076

Send Tax Statements To:
Mark Hamilton
Same as new owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18091137

Map and Parcel: 087 13 0 096.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Billy J Slate**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mark Hamilton, a married man**, hereinafter called the GRANTEE, his heirs and 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 Lot No. 114 on the Plan Section 7, Valley Grove, of record in Book 5800, Page 246, Register's Office for said County.

Said Lot 114 fronts 70.00 feet on the southeasterly margin of Valley Grove Drive and extends back between parallel lines 120.00 feet to a dead line in the rear, measuring 70.00 feet thereon.

Being the same property conveyed to Billy J. Slate, by Cash Deed for Tennessee filed for record on December 5, 1991 in Book 8501, page 976, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Valley Grove of record in Book 6112, page 285, Registers Office for Davidson County, Tennessee; All matters as set forth per Book 5800, page 246, said Register's Office.

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.

This is improved property known as: 4312 Valley Grove Dr., Hermitage, TN 37076

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 14th day of September, 2018.

Billy J Slate

BY: Michael Dean Slate, Attorney-in-Fact
Michael Dean Slate, Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, Michael Dean Slate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument on behalf of Billy J Slate a/k/a Billy Joe Slate, that he executed the same as the free act and deed of said Billy Joe Slate, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Billy Joe Slate, and appearing of record in 201809180092597, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 14th of September, 2018.

Notary Public
My Commission Expires: 5.19.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,025.00.

Affiant Signature

Subscribed and sworn to before me, this 14th day of September, 2018.

Notary Public
My Commission Expires: 5.19.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY