Karen Y Johnson Davidson County
Batch# 152868 DEEDWARR
10/19/2018 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,475.93
20181019-0104090

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $398,900.00

Affiant

Subscribed and sworn to before me this 19th day of October, 2018.

Notary Public
My commission expires: 2/25/19

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick L. Hamilton 1641 Glenridge Drive Nashville, TN 37221	Loan Depot 26642 Towne Centre Drive Foothill Ranch, CA 92610	142-13-0A-138.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Paul C. Nitti and Gloria A. Nitti, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Patrick Hamilton and Kasey Hamilton, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 138 on the Final Plat of Riverside, Phase 2, as of record in Plat Book 7900 Page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul C. Nitti and wife, Gloria A. Nitti, by deed from Paul E. Johnston, Jr. and wife, Laura A. Johnston, of record Instrument No. 20010618-0064249 and re-recorded in Instrument No. 20010702-0069434, Register's Office for Davidson County, Tennessee, dated June 15, 2001.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Riverside of record in Plat Book 7900 Page 656, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 7405 Page 780 and Instrument No. 20091124-0108147 and amended in Instrument No. 20040419-0044162 and in Instrument No. 20091204-0111306, the official records of Davidson County Register of Deeds.

3. Charter for Riverside Homeowners' Association of record in Book 7829 Page 703.

This property is improved property known as 1641 Glenridge Drive, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 19th day of October, 2018.

Paul C. Nitti by Carl Wallace his Attorney-in-fact
Paul C. Nitti by Carl Wallace, his Attorney-In-Fact

Gloria A. Nitti by Carl Wallace her Attorney-in-fact
Gloria A. Nitti by Carl Wallace, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of October, 2018, before me personally appeared Carl Wallace to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul C. Nitti and Gloria A. Nitti acknowledged that such person executed the same as the free act and deed of Paul C. Nitti and Gloria A. Nitti.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY