THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118306

Karen Y Johnson Davidson County
Batch# 176795 **DEEDWARR**
12/21/2018 08:52:45 AM 2 pgs
Fees: $13.00 Taxes: $989.75
20181221-0124194

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $267,500.00

Affiant

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

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Louis Hamilton, III and Rebekah Ann Ratliff 1730 Knowles Street Nashville TN 37208	New Owner	Tax Parcel ID No. 081-15-0-317.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathaniel Wood and Christina Wood, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Louis Hamilton, III and Rebekah Ann Ratliff, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Bransford Realty Company' s Resubdivision of Part of Manlove's Addition , of record in Plat Book 421, page 53 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NATHANIEL WOOD and wife, CHRISTINA WOOD, by deed from DONALD L. MUNDIE, of record in Instrument No. 20131226-0130091, dated December 23, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 081-15-0-317.00.

Matters shown on the Plan of record in Plat Book 421, page 53, said Register's Office.

This is improved property located at 1730 Knowles Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~19th~~ 18TH day of December, 2018.

Nathaniel Wood

Nathaniel Wood

Christina Wood

Christina Wood

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel Wood and Christina Wood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~19th~~ 18TH day of December, 2018.

Notary Public

My Commission Expires: 28-APR-21

LARRY WAYNE DYE II
Notary Public - California
Orange County
Commission # 2194462
My Comm. Expires Apr 28, 2021