WARRANTY DEED

File #19161

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Karen Johnson Davidson County
Batch# 219841 DEEDWARR
04/18/2019 03:15:08 PM 3 pgs
Fees: $18.00 Taxes: $1,028.70
20190418-0035994

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2019.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hamilton	"NEW OWNER"	133-06-0-264.00
(NAME)	(NAME)	
3695 Tibbs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Otho Richard Tomlinson and wife, Susan Tomlinson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Hamilton, unmarried,** 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. 2 on the Plan of Resubdivision of Reserve Parcel 258 North-Natchez-Park of record in Plat Book 4300, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Otho Richard Tomlinson and wife, Susan Tomlinson by Warranty deed from Brian M. Harrison and wife, Ondrea B. Harrison of record in Instrument No. 20060718-0086583 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 18, 2006

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

THE herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

unimproved ☐
This is improved ☒ property, known as 3695 Tibbs Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 18th day of April, 2019.

Otho Richard Tomlinson

Susan Tomlinson

STATE OF Georgia)
COUNTY OF Cherokee).

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Otho Richard Tomlinson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2019.

My commission expires: 6/6/19

Joanne Ward
Notary Public

JOANNE WARD NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA June 6, 2019

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Susan Tomlinson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2019.

My commission expires: _____

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:
American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 18th day of April, 2019.

_____
Otho Richard Tomlinson

Susan Tomlinson
Susan Tomlinson

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Otho Richard Tomlinson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2019.

My commission expires: _____ _____
Notary Public

STATE OF Georgia)
COUNTY OF Cherokee)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Susan Tomlinson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2019.

My commission expires: 12-18-19 Tammy Massey
Notary Public

TAMMY MASSEY NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 18, 2019

RETURN RECORDED DOCUMENTS TO:
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Brentwood, TN 37027