BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911974

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 243677 **DEEDWARR**
06/17/2019 09:19:56 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190617-0057717

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Christopher Hamilton 3001 Hamilton Church Road Unit 52 Antioch, TN 37013	SAME	163-04-0A-524.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GAIL MEDINA, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RON CHRISTOPHER HAMILTON, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 524, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gail Medina by Quitclaim Deed from Edmond Medina, pursuant to the forthcoming Final Decree of Divorce entered in the General Sessions Court for Wilson County, Tennessee, dated 1/3/19 and recorded 1/9/19 in Instrument No. 20190109-0002358; and being the same property previously conveyed to Gail Medina and Edmond Medina, wife and husband, by Quitclaim Deed from Gail Medina, a married woman, who acquired title as unmarried, dated 4/22/14 and recorded 5/1/14 in Instrument No. 20140501-0036971;

and being the same property previously conveyed to Gail Medina, an unmarried woman, by Quitclaim Deed from Keith Turner, Guardian Ad Litem for Dorothea R. Carvalho, as empowered by Order of the Seventh Circuit Court for Davidson County, Tennessee, in the conservatorship of Dorothea R. Carvalho, Case No. 08P1599, dated 7/10/09 and recorded 7/13/09 in Instrument No. 20090713-0064910; and being the same property previously conveyed to Gail Medina, an unmarried woman, and Dorothea R. Carvalho, an unmarried woman, with joint rights of survivorship, by Warranty Deed from R.J. York Homes, LLC, dated 1/30/06 and recorded 2/1/06 in Instrument No. 20060201-0012514, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of June, 2019.

Gail Medina

GAIL MEDINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gail Medina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of June, 2019.

Notary Public

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

David P Webber

Printed Notary Name

My commission expires: 11/16/22