WARRANTY DEED

Karen Johnson Davidson County
Batch# 360419 **DEEDWARR**
02/19/2020 02:30:09 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200219-0018528

J-GOLD-20-5410-5412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth J. Hamilton	**New Owner**	
(NAME)	(NAME)	
532 Hunting Hills Dr.		**091-06-0-272.00 & 091-06-0-271.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PARKER MCCRACKEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH J. HAMILTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being part of Lots 1315 and 1317 of Block 11 and being more particularly described as follows:

Being the westerly 20 feet of Lot No. 1315 and the easterly 10 feet of Lot No. 1317 of Block No. 11, Plan No. 2 West Nashville, of record in Book 57, Page 172, Register's Office for said County.
Said parts of Lots 1315 and 1317 front together 30 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 1313 and the easterly five feet of Lot No. 1315, Block 11 Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lot No. 1313 and part of Lot No. 1315 front together thirty feet on the northerly side of Tennessee Avenue and run back between parallel lines northerly 150 feet to an alley.

Tract 1:

Being the same property conveyed to the within named Grantor by Deed as of record in Instrument No. 20200214-0017397, Register's Office for Davidson County, Tennessee.

Tract 2:

Being the same property conveyed to the within named Grantor by Deed as of record in Instrument No. 20200214-0017396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5412 & 5410 Tennessee Avenue, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF FEBRUARY, 2020.

Parker McCracken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER MCCRACKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212