WARRANTY DEED

Karen Johnson Davidson County
Batch# 384262 DEEDWARR
04/13/2020 10:21:13 AM 2 pgs
Fees: $13.00 Taxes: $1,117.40

20200413-0038147

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON CLERK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$302,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF April 2020

Notary Public

MY COMMISSION EXPIRES: November 6, 2023

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Jeffrey Hamilton	Bank of America	174-09-0B-013.00 CO
(Name)	(Name)	
116 Lightwood Dr	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ft. Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDGAR DELGADO** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY HAMILTON** 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Final Plat, Kingsport Phase 1, of record in Instrument No. 20171117-0118044 and corrected in Instrument No. 20171205-0123987, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDGAR DELGADO, AN UNMARRIED MAN, by deed from CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20181101-0108309, dated October 22, 2018, said Register's Office.

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.

Executed by my hand this the 6th of April, 2020

Edgar Delgado

STATE OF Tennessee
County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Edgar Delgado personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of April, 2020.

Notary Public

My Commission Expires: November 6, 2023

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211