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

**CRT File No. 200325451**

Karen Johnson Davidson County
Batch# 384820 DEEDWARR
04/13/2020 01:37:28 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20200413-0038374

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Whitfield Hamilton and Teresa Hamilton<br>1406 Elmwood Avenue<br>Nashville TN 37212 | Whitfield Hamilton and Teresa Hamilton<br>4136 Van Hook Road<br>Cedar Hill, TN 37032 | Tax Parcel ID No.<br>105 13 0 109.00 |

**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, **Christopher B. Dawkins and Mary C. Dawkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitfield Hamilton and Teresa Hamilton, husband and wife**, ("Grantees"), its 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 the easterly half of Lot No. 68 on the Plan of Belmont Land Company's Plan, called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 68 fronts 50 feet on the northerly margin of Elmwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Christopher B. Dawkins and wife, Mary C. Dawkins, by Warranty Deed from Wesley H. Self and wife, Elizabeth Anne Self, of record in Instrument No. 20130124-0007818, in the Register's Office of Davidson County, Tennessee, dated January 23, 2013, and recorded on January 24, 2013.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co's Plan, Showing Sub of 10 Acres and Resub of Lots 1-6 & 20-25, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 436, Page 305.

This is improved property located at 1406 Elmwood Avenue Nashville TN 37212

**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 10th day of April, 2020.

Christopher B. Dawkins

Mary C. Dawkins

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher B. Dawkins and Mary C. Dawkins, 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 10th day of April, 2020.

My Commission Expires: _____

Notary Public

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022