This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 507705 DEEDWARR
11/03/2020 09:23:41 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20201103-0128281

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Hamlet, III and Destinie Hamlet 5260 Rawlings Rd. Joelton, TN 37080	First Horizon Bank 12195 Metro Parkway Suite 2 Fort Myers, FL 33966	021-00-0-089.00

THIS INDENTURE, made this 30th day of October, 2020 between

James N. Hamlet, II, and wife, Sandra A. Hamlet

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

James Hamlet, III and Destinie Hamlet, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Situated in the 14th Civil District of said County and State and more particularly described as follows:

Beginning at a point in the center of North Bernard Road (the southwest corner of Gienger Land) and the northeast corner of a tract conveyed to Allen M. Endsley, et ux, by deed of record in Book 1429, page 601, Register's Office for said County; thence N 2 degrees West with Gienger's west line 1005 feet to the center of Craighhead Branch; thence with the center of Craighead Branch N 86 degrees 40 minutes west 87 feet to a point in the center of said Branch; thence S 2 degrees East 1005 feet to a point in the center of Bernard Road; thence with the center of Bernard Road N 79 degrees 50 minutes East 97 feet to the beginning, containing 2 acres more or less.

Being the same property conveyed to James N. Hamlet, II, and wife, Sandra A. Hamlet both reserving a Life Estate by Quitclaim Deed dated 12/30/2010 from James N. Hamlet and wife, Sandra A. Hamlet of record in Instrument No. 20110209-0011355, and by Warranty Deed dated 10/18.2005 from Linda C. Ivey, unmarried of record in Instrument No. 20051019-0125776, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5260 Rawlings Road, Joelton TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James N. Hamlet, II

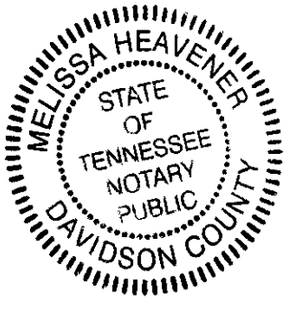
Sandra A. Hamlet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James N. Hamlet, II and Sandra A. Hamlet, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of October, 2020.

Notary Public
My Commission Expires: 7/3/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $190,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of October, 2020.

Notary Public
My Commission Expires: 7/3/2023

