4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Emerson Dye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Notary Public

MY COMMISSION EXPIRES: 12-19-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/26/03 10:04 2pgs
Fees:13.00 Taxes:1665.00

20030826-0123477

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 S. Royal Oaks Blvd., Suite 202, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Dye, et al.	SAME	162-00-0 086.00
(NAME) 4440 Les Watkins	(NAME)	
(ADDRESS) Franklin TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Leon Hampton**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Dye and Susan A. Baker and Dawn M. Hines**, HEREINAFTER CALLED THE GRANTEES, 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, lying in the 5th Civil District of said County, more particularly described according to a survey of Norrris H. Hickerson, Engineers, dated July 20, 1954, as follows:

Beginning at a stake in the southerly side of Old Hickory Boulevard, as now established, said stake being located South 69 deg. 15' West 120.5 feet from a point in the center of Old Hobson Pike, and being the original beginning of a deed recorded in Book 910, page 215, Register's Office; thence South 69 deg. 15' West 12.9 feet to a cross road; thence South 1 deg. 15' West 152.1 feet to an iron pin in an old fence and tree row; thence North 69 deg. 15' East 97.7 feet to an iron pin located on the Southwest margin of Old Hickory Boulevard; thence North 31 deg. 30' West 146 feet to the point of beginning.

Being part of the same property conveyed to Leon Hampton by Deed from Claudie Battle, unmarried, of record in Book 10956, page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees

unimproved ☐

This is improved ☒ property, known as 14897 Old Hickory Blvd., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 19th day of August, 2003.

Leon Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Leon Hampton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of August, 2003.

Notary Public

My Commission Expires: 12-19-05

