WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/08 09:53 2 pgs
Fees:13.00 Taxes:1017.50

20081024-0106452

File No.: 2008100003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2008

Notary Public

MY COMMISSION EXPIRES: 11-26-2011 (AFFIX SEAL)

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Mongin and Virginia M. Roberson	Same	117-07-0-C-120.00CO
(NAME)	(NAME)	
120 Hampton Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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/WE, Daryl Evans, unmarried, and Felicia Evans, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Mongin and wife, Virginia M. Roberson, 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, being Unit Number 120 on the plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a Horizontal Property Regime established by Master Deed of record in Book 5891, Page 897, said Register's Office.

Being the same property conveyed to Daryl Evans and wife, Felicia Evans by Warranty Deed from Benjamin S. Kline, unmarried, dated 09/30/04, recorded 10/06/04 in Instrument Number 20041006-0120392, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) Subject to a sewer easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4110, Page 257, Register's Office of Davidson County, TN; 5) Subject to a stormwater easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5861, Page 436, Register's Office of Davidson County, TN; 6) Subject to a water easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6137, Page 911, Register's Office of Davidson County, TN; 7) All visible easements; 8) Subject to all matters on the plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 421, and as established by Master Deed of record in Book 5891, Page 897, Register's Office of Davidson County, TN; 9) All applicable government and zoning regulations; 10) Charter for Homeowner's Association of record in Book 5894, Page 756; Book 7570, Page 314; and Book 7866, Page 388; Register's Office of Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 120 Hampton Place, Nashville, TN 37215
(House Number) (Street) (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 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.

Witness my/our hand(s) this 20th day of October, 2008.

Witness my/our hand(s) this 20th day of October, 2008.

Daryl Evans

Felicia Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 20th day of October, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206