BILL GARRETT, Davidson County
Trans:T20090084641 DEEDWARR
Recvd: 12/16/09 09:28 2 pgs
Fees:13.00 Taxes:802.90

20091216-0114398

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2009090032

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $217,000.00

Sworn to and subscribed before me this 15th day of December, 2009.

B Maxey
Affiant

Lauren M Rickels
Notary Public
My Comm. Expires: 12-10-2012

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Laura M. Sturgill 7236 Explorer Trail Nashville, TN 37221	NEW OWNER	126-15-A-277.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy M. Hampton and wife, Erika Hampton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laura M. Sturgill, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument 200110030107279, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy M. Hampton, unmarried by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument 200202010014061, Register's Office for Davidson County, Tennessee, dated January 28, 2002.

Erika Hampton, spouse of Timothy M. Hampton, joins in this conveyance in order to convey any and all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X_Grantor ____ Grantee.

This is improved property known as **7236 Explorer Trail, Nashville, TN 37221.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 15th day of December, 2009.

Timothy M. Hampton

Erika Hampton

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Timothy M. Hampton and Erika Hampton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2009.

Notary Public

My Commission Expires: 12-10-2012

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County