WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/12 12:06 2 pgs
Fees:13.00 Taxes:2793.50
20120713-0061753

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

12-05-015

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of July, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
STEPHANIE A. MOORE AND STEPHANIE A. MOORE, as Trustee of the Stephanie Moore Revocable Living Trust, dated 2/10/12	UBS, AG, Tampa Branch	104-13
(NAME) 3635 Valley Vista	(NAME) 3000 Bayport Drive, Ste. 100	210.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Tampa, FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JUSTIN W. HAMPTON AND WIFE, ANSLEY P. HAMPTON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE A. MOORE, UNMARRIED AND STEPHANIE A. MOORE, as Trustee of the Stephanie Moore Revocable Living Trust, dated 2/10/12**, hereinafter called the Grantee(s), her 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 **Lot No. 8 and the westerly half of Lot No. 9 of Block "B" on the Map of Bellwood** as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.

SAID lot and part of lot adjoin and front together 90 feet on the southerly side of Valley Vista Road and run back between lines 150.04 feet on the westerly line of Lot No. 8 and 138.295 feet, more or less, on the easterly line of part of Lot No. 9, to a dead line in the rear on which they measure 74 feet.

BEING all the same property conveyed to JUSTIN HAMPTON AND WIFE, ANSLEY HAMPTON by Deed from NIEL PRESTON LENTZ AND WIFE, MARY ANN LENTZ, of record in Instrument No. 20070713-0083728, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3635 Valley Vista, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 13th day of July, 2012.

JUSTIN W. HAMPTON

ANSLEY P. HAMPTON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUSTIN W. HAMPTON AND WIFE, ANSLEY P. HAMPTON**, the 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 and official seal at Nashville, Tennessee, this 13th day of July, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON