Davidson County DEEDWARR
Recvd: 11/19/12 11:31 3 pgs
Fees:18.00 Taxes:1184.00

20121119-0106414

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Affiant

Subscribed and sworn to before me, this 7th day of September, 2012.

Notary Public
My commission expires: 4/22/2013

02-1208-48027

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Betty Rains Fort 5717 Hearthstone Lane Brentwood TN 37027	NEW OWNER	160-15-0-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Xavier Hampton and wife, Glenda G. Hampton, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Betty Rains Fort and , Barbara Sue Rains, hereinafter called the Grantees, their successors 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. 14, on the Plan of Phase 1, Hearthstone, of record in Book 5200, Page 218, as amended in Book 6252, Page 420 (erroneously referenced as Page 140 in prior deeds), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Xavier Hampton and wife, Glenda G. Hampton by deed from Albert B. Morrison and wife, Dorothy L. Morrison, dated March 21, 2003, recorded May 13, 2003, of record in Instrument No. 20030513-0064154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5717 Hearthstone Lane, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of September, 2012.

Xavier Hampton

Glenda G. Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Xavier Hampton and Glenda G. Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 7th day of September, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

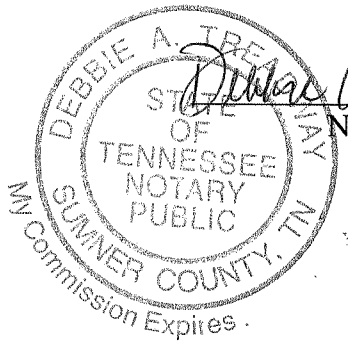
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway
Notary Public

(SEAL)

My Commission Expires: 4/23/2013