RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133274

Return to:
REALTY TITLE
2064 COOL SPRINGS BLVD #106
FRANKLIN, TN 37067

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of June, 2013.

NOTARY PUBLIC

My commission expires: 10-18-16

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xavier Hampton and Glenda Hampton 5953 Hitching Post Lane Nashville, TN, 37211	Franklin American 501 Corporate Centre Dr. #400 Franklin, TN 37067	172-14-A-13.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand Five Hundred and 00/100 Dollars ($335,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PONGSTORN JARUPAT AND WIFE, RAVIWAN JARUPAT**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **XAVIER HAMPTON AND WIFE, GLENDA HAMPTON**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 308 and 309, and as shown on Boundary Plat in Book 9700, Page 221, said Register's Office, to which plate reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pongstorn Jarupat and wife, Raviwan Jarupat, by Warranty Deed from Katherine E. Downing and husband, Michael Downing, dated 10/16/2006, recorded 10/19/2006, of record in Instrument No. 20061019-0130018, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 5953 Hitching Post Lane, Nashville, TN, 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

BILL GARRETT, Davidson County
Trans:T20130054978 DEEDWARR
Recvd: 06/28/13 10:58 2 pgs
Fees:13.00 Taxes:1241.35
20130628-0066699

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27 day of June, 2013.

PONGSTORN JARUPAT

RAVIWAN JARUPAT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Pongstorn Jarupat and wife, Raviwan Jarupat, 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 seal, this the 27 day of June, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014