THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Peggy N. Hampton, Trustee 4608 Nebraska Avenue Nashville, TN 37209	Same	103-04-0-158.00

BILL GARRETT, Davidson County
Trans:T20130058616 DEEDWARR
Recvd: 07/10/13 10:39 2 pgs
Fees:12.00 Taxes:0.00
20130710-0071232

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Peggy N. Hampton,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto **Peggy N. Hampton, Trustee** of **The Peggy N. Hampton Revocable Living Trust** , hereinafter referred to as Grantee, its successors and assigns, her interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 and the westerly 15 feet of Lot No. 11 of Block 11 on the Map of a part of Sylvan Park, as of record inn Book 332, page 104, Register's Office for said county.

Said Lot No. 12 and part of Lot No. 11 front together 75 feet on the northerly side of Nebraska, formerly 8th Avenue and run back between papallel lines with the easterly margin of 47th Avenue No. formerly 6th Street 160 feet to an alley.

Being the same property conveyed to Charles E. Hampton and wife, Peggy N. Hampton by deed from Frank Hutson and wife, Daisy Hutson, of record in Book 4874, Page 311, Register's Office for Davidson County, Tennessee. Charles E. Hampton conveyed his one-half (½) interest to Peggy N. Hampton by Quitclaim Deed of record in Instrument #20060118-0006508, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, easements, encumbrances and covenants of record.

This is improved property known as 4608 Nebraska Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 3rd day of July, 2013.

Peggy N. Hampton
PEGGY N. HAMPTON

R. DOUGLAS LITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy N. Hampton,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, TN, this 3rd day of July, 2013.

NOTARY PUBLIC

My commission expires: 3/7/2017

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.