Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140040481 DEEDWARR
Recvd: 06/09/14 14:07 3 pgs
Fees:18.00 Taxes:1868.50
20140609-0050008

ADDRESS NEW OWNER:
Amy Dyan Hampton
808 Caldwell Lane
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

MAP **118-14**
GROUP
PARCEL **162.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($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, **Alexander R. Willis, unmarried and Ragan Anderson, unmarried, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Amy Dyan Hampton, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **808 Caldwell Lane, Nashville, Tennessee 37204.**

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, her heirs and assigns , forever, and, GRANTORS 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **4th** day of **June, 2014.**

Alexander R. Willis

Ragan Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alexander R. Willis and Ragan Anderson, as joint tenants with right of survivorship**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of June, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $505,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of June, 2014.

NOTARY PUBLIC

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires September 9, 2014

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 9 the Revised Plan of parts of Thompson's Glen Leven Subdivision, made October 1934, by W.B. Southgate, Surveyor, as of record in Chancery Court Plan Book 3, page 20, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 9 is described as follows: Beginning at the southwest corner of Caldwell Lane and McConnell Street and running thence southerly with the westerly side of said McConnell Street, 205.5 feet to the northeast corner of Lot No. 10 on said plat; thence, westerly with the line between Lot Nos. 9 and 10, 212 feet to the center of a branch or creek, North 9 deg. East 200 feet, more or less, to Caldwell Lane; and thence, easterly with the southerly margin of said lane, 250 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance:

All that certain property conveyed to Davidson County, Tennessee, in deed of record in Book 6417, page 996, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the existing south margin of Caldwell Lane and said point being 25 feet right of centerline station 21+92; thence, with proposed permanent easement line, south 39° 47' 35" west 29.73 feet to a point; thence, south 82° 04' west 17 feet, more or less, to a point; thence, with the William P. Gray and wife, east boundary north 15° 35' east 23 feet, more or less, to a point; thence, with the said existing margin, north 82° 04' east 30 feet, more or less, to the point of beginning and containing 515 square feet.

Being the same property conveyed to Alexander R. Willis and Ragan Anderson, as joint tenants with right of survivorship by Quitclaim Deed (straw man deed) from Judy Harrison, Trustee, dated January 13, 2004, recorded January 20, 2004, in Instrument No. 20040120-0007516, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Alexander R. Willis by Warranty Deed dated December 1, 2003, recorded January 20, 2004, of record in Instrument No. 20040120-0007514, said Register's Office.

ARW