# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045458 DEEDWARR
Recvd: 06/26/14 11:06 2 pgs
Fees:13.00 Taxes:573.50
20140626-0055965

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| John D. Rouse | Magna Bank | Parcel ID: |
| 1007 Elvira Avenue | 6525 Quail Hollow Rd., Ste. 300 | 07206008600 |
| Nashville, TN 37216 | Memphis, TN 38120 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Paul R. Hampton, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**John D. Rouse , unmarried and Henry C. Rouse, Jr., married, tenants in common with the right of survivorship**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 28.0 feet of Lot "K" and the westerly 36.0 feet fronts of Lot "L" on the corrected plan of E. J. Childers Subdivision of the J.H. Ambrose Tract in the New 11th District as of record in Book 332, Page 134, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Elvira Avenue at Olivia W. Sharpe's Southwest corner; thence northwardly with Sharpe's western boundary line 289.0 feet, more or less, to the northern boundary line of said plan of lots; thence with said line, westwardly 64.6 feet to Ashworth's northeast corner; thence with Ashworth's eastern boundary line, southwardly 297.6 feet, more or less, to the northerly margin of said Avenue; thence with the northerly margin of said Avenue, eastwardly 64.0 feet to the beginning.

BEING the same property conveyed to Paul R. Hampton by deed from Edna L. Harris, of record in Book 11281, Page 620, dated December 28, 1998, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 134, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1007 Elvira Avenue, Nashville, TN 37216

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 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 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 24th day of June, 2014.

Paul R. 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 Paul R. Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2014.

My Commission Expires: 8/23/16 Patricia Nichols
Notary Public

