Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00
BY: _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2014.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda M. Hampton 200 Rising Sun Terrace Old Hickory, TN 37138	New Owner	064.02-0-061.00

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,

John R. Dexter and wife, Elizabeth R. Dexter

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Linda M. Hampton, married

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:

Tract 1: Being Lot No. 242 on the Plan of Brandywine Farms, Section 13, of record in Book 4660, Page 71, Register's office for Davidson County, Tennessee.

Said Lot No. 242 front 197.76 feet on the northerly side of Rising Sun Lane and extends around a curve measuring 50.31 feet in length to front 190 feet on the westerly side of Rising Sun Terrace and extends back 211.73 feet on its westerly line and 183.31 feet on its northerly line to point of intersection.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Brandywine Farms, Section 13, as of record in Book 4660, Page 71, Register's Office for said County.

Said Lot No. 243 fronts 160 feet on the northerly side of Rising Sun Lane; and extends back 310.37 feet on the westerly line and 211.73 feet on the easterly line to a broken line in the rear on which it measures 169.2 feet.

Being the same property conveyed to John R. Dexter and Elizabeth R. Dexter, husband and wife by Deed from Thomas Richard Jones and wife, Deborah W. Jones dated July 2, 2004 of record in Instrument Number 20040708-0081235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 4660, Page 71, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 3816, Page 544; as amended in Book 3822, Page 851; Book 4765, Page 625; and Book 9138, Page 45, Register's Office for Davidson County, Tennessee.
4) Easement for sewer line/drainage of record in Book 5910, Page 381, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 200 Rising Sun Terrace, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 1ST day of August, 2014.

John R. Dexter

Elizabeth R. Dexter

BILL GARRETT, Davidson County
Trans:T20140057986 DEEDWARR
Recvd: 08/07/14 15:25 2 pgs
Fees:13.00 Taxes:1276.50

20140807-0071344

STATE OF California

COUNTY OF Santa Barbara

VJM

VJM Personally appeared before me, John R. Dexter and Elizabeth R. Dexter, with whom I ~~am personally~~ acquainted, (or who 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, at office, this 1st day of August, 2014.

Victoria Joan McMichael
NOTARY PUBLIC

My Commission Expires: 8-28-2014

VICTORIA JOAN MCMICHAEL
Commission # 1901865
Notary Public - California
Santa Barbara County
My Comm. Expires Aug 28, 2014

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076