(2)

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $385,000.00 Affiant Subscribed and sworn to before me, this 13th day of November, 2014. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140090535 DEEDWARR
Recvd: 12/03/14 11:29 2 pgs
Fees:13.00 Taxes:1424.50
20141203-0110837

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Harris **Emily J. Luxen**	**New Owner**	**Map\Parcel: 161-01-0-B-017.00CO**
5316 Cochran Drive		
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

George Hampton, and spouse, Danielle Hampton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Harris, unmarried and Emily J. Luxen, unmarried, joint tenants with 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:

Land in DAVIDSON County, Tennessee, being Lot No. 95 on the Plan of Aberdeen Woods, Phase One, of record in Book 9700, Page 589, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to George Hampton and spouse, Danielle Hampton by Warranty Deed from Mark D. Richards and spouse, Michelle F. Richards, of record in Instrument No. 20101129-0094830, dated November 29, 2010, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 740, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10790, Page 189 and amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436 and Instrument No. 20000816-0081296, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Instrument No. 20010110-003209 and Instrument No. 20030128-0011317, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 6458, Page 94, Book 6598, Page 52, Book 6706, Page 1, Book 6764, Page 358, Book 7715, Page 143 and Book 8430, Page 307, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 6250, Page 769, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10792, Page 896, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10611, Page 153 and Book 7086, Page 401, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10644, Page 324, Register's Office for DAVIDSON County, Tennessee.

*DAVIDSON

Right of Way Easement of record in Book 2595, Page 563, Register's Office for WILLIAMSON County, Tennessee.
Easement for Ingress and Egress of record in Book 2883, Page 146, Register's Office for WILLIAMSON County, Tennessee.
By-Laws of record in Book 10790, Page 189 and amended in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5316 Cochran Drive, Nashville, TN 37220.

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 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/our hand(s) this 13th day of November, 2014.

X George Hampton by Danielle Hampton, Attorney-in-fact
George Hampton
By: Danielle Hampton, Attorney-in-Fact

X Danielle Hampton
Danielle Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Danielle Hampton, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of George Hampton for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for George Hampton and is authorized by George Hampton to execute this instrument on his/her behalf.

Witness my hand, at office, this 13th day of November, 2014.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Danielle Hampton, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2014.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **140533SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027