THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32251-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 16th day of March, 2015. Notary Public My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

WARRANTY DEED

Address New Owner: Jennifer McClellan 909 Hallview Ct. Hermitage, TN 37076	**Send Tax Bills To:** Peoples Home Equity 150 N. Seven Oaks Knoxville TN 37922	**Tax Information:** Map and Parcel No.: 098 05 0 A 079 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander Bruce Purdue, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer L. McClellan, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 Hallview Ct., Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kelly Purdue, spouse of Alexander Bruce Purdue, joins in the execution of the instrument to convey any marital interest she may have in subject property.

BILL GARRETT, Davidson County
Trans:T20150019982 DEEDWARR
Recvd: 03/19/15 09:01 3 pgs
Fees:18.00 Taxes:758.50
20150319-0023569

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of March, 2015.

Alexander Bruce Purdue

Kelly Purdue
BY: Alexander Bruce Purdue, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alexander Bruce Purdue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alexander Bruce Purdue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Attorney-In-Fact for the said Kelly Purdue, and is authorized by Kelly Purdue to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of March, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Three, Hampton Hall, as of record in Plat Book 9700, page 898, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alexander Bruce Purdue, a single man by deed dated August 27, 2009 from Charles D. Ware and wife, Holly F. Ware of record in Instrument No. 20090903-0082978, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Hampton Hall of record in Book 10278, Page 257 as supplemented in, Book 10301, Page 184, as amended in Book 10444, Page 460, Book 10640, Page 947, and Book 11372, Page 852, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Hampton Hall Homeowner's Association of record in Book 11577, Page 620, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, Page 898, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the PUD Boundary Plan of record as Book 9700, Page 216, Register's Office for Davidson County, Tennessee.