BILL GARRETT, Davidson County
Trans: T20150048558 DEEDWARR
Recvd: 06/18/15 10:08 2 pgs
Fees: 13.00 Taxes: 471.75

20150618-0058110

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$127,500.00** (One Hundred Twenty Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 17th day of June, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Albert Ewing Hill, Jr.<br>4105 Edwards Avenue<br>Nashville, TN 37216 | Albert Ewing Hill, Jr.<br>P. O. Box 282183<br>Nashville, TN 37228 | 06110004900 |

# WARRANTY DEED

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, I/WE, **NATHAN W. HAMPTON, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ALBERT EWING HILL, JR., A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 the southerly 56 feet of Lot No. 139, on the Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 & 78, Register's Office for said county.**

**Said part of Lot 139 fronts 65 feet on the westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.**

**Being the same property conveyed to Nathan W. Hampton, unmarried, by deed from Barry A. Kelly and wife, Shalonda E. Kelly, of record in Instrument #20090320-0025336, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**4105 EDWARDS AVENUE**<br>**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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015053886

**WITNESS,** this 17th day of June, 2015

**Nathan W. Hampton**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 17th day of June, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nathan W. Hampton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 17th day of June, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2015053886