BILL GARRETT, Davidson County
Trans:T20150052496 DEEDWARR
Recvd: 06/30/15 12:05 2 pgs
Fees:13.00 Taxes:813.63
20150630-0063014

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of June, 2015.

Notary Public

Commission Expiration: 7/3/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Dana N. Hampton and Veronica C. Hampton 507 Mathes Court Goodlettsville, TN 37072	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226	-078070-062.00

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, **Joe W. Ragland**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana N. Hampton and Veronica C. Hampton, husband and wife**, 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:

Property known as 507 Mathes Court, Goodlettsville, TN 37072, County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 15 on the Plan of Connell Estates, Section IV, as of record in Book 3842, Page 239, Register's Office for said County, to which reference is hereby made for amore particular description of said lot.

Being the same property conveyed to Joe W. Ragland by Deed from Kenneth Lynn Cook and wife, Deborah Vickers Cook dated 10/14/14, recorded on 10/15/14 and filed of record in Instrument No. 20141015-0095213, said Register's Office.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependents.

Tax Map and Parcel ID is as follows 078070-062.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 507 Mathes Court, Goodlettsville, TN 37072

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 29th day of June, 2015.

Joe W. Ragland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2015, before me personally appeared Joe W. Ragland, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of June, 2015.

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016