Davidson County	DEEDWARR
Recvd: 07/28/15 16:09	4 pgs
Fees:23.00 Taxes:1054.50	
20150728-0074311	

#32558

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. 32558-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Kendall Hooker Hinote Affiant Subscribed and sworn to before me this 27th day of July, 2015. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Kendall Hooker Hinote 4207 Nebraska Ave. Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 04 0 235 00

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, **Nancy H. Chisam, unmarried, fka Nancy Lee Campbell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kendall Hooker Hinote** ("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 4207 Nebraska Ave., Nashville, TN 37209

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2015.

Nancy H. Chisam by Dawn M. Tant, Atty-in-Fact
Nancy H. Chisam
BY: Dawn M. Tant, 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, Dawn M. Tant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Nancy H. Chisam and is authorized by the said Nancy H. Chisam to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of July, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Westerly 45 degrees of Lot No. 58 on the Plan of West End Annex as recorded in Book 332, page 61, Register's Office for Davidson County, Tennessee, more described as follows:

BEING 45 foot on the southerly margin of Nebraska Avenue running back between parallel lines measuring 157.9 feet to a dead line in the rear measuring 45 feet.

Being the same property conveyed to William R. Campbell, Sr. and wife, Nancy H. Campbell, by deed dated April 23, 1974 from John L. Turner and wife, Bessie L. Turner of record in Book 4809,page 185, Register's Office for Davidson County, Tennessee. Pursuant to a Decree for Absolute Divorce rendered in Docket No. 79889, Third Circuit Court for Davidson County, Tennessee, William R. Campbell, Sr. conveyed his interest in subject property to Nancy Lee Campbell by Quitclaim Deed dated November 18, 1975, of record in Book 4976, page 259, Register's Office for Davidson County, Tennessee. Nancy Lee Campbell having remarried and is now known as Nancy Chisam. Louis Chisam, spouse of Nancy Chisam died on October 30, 1987. Nancy Chisam, Nancy H. Chisam, Nancy Lee Campbell, Nancy H. Campbell Chisam and Nancy H. Campbell are one and the same person.

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. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.

True Copy Certification

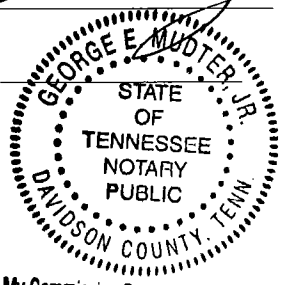
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016