NEW OWNER:
JUSTIN HAMPTON
4409 ELKINS AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Justin and Ansley Hampton
150 Windsor Drive
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0849

Map & Parcel: 09116007300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150073091 DEEDWARR
Recvd: 08/28/15 08:09 3 pgs
Fees:18.00 Taxes:1036.00
20150828-0087128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOAN WADDEY,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JUSTIN W. HAMPTON and ANSLEY P. HAMPTON, husband and wife; and ERNEST W. HAMPTON and DOROTHY HAMPTON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 310, of Block 14 on the map of Charlotte Park's First Addition, as shown on the plat of the same of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot 310 fronts 61 feet on the south side of Elkins Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to SARAH F. WILLIAMS, unmarried by Quitclaim Deed from Sarah F. Williams, individually, as surviving tenant by the entirety and sole heir at law, dated September 7, 2001, and of record in Instrument No. 20010913-0099775, Register's Office for DAVIDSON County, Tennessee. Sarah F. Williams is now deceased, having died an unmarried widow and intestate in Davidson County, Tennessee on April 12, 2005. The sole heir-at-law of Sarah F. Williams is her daughter, Joan Waddey. For further reference to title, see Affidavit of Heirship of record at Instrument No. 20150828-0087127 recorded simultaneously herewith.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 4409 ELKINS AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 103, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 25th day of August, 2015.

Joan Waddey

JOAN WADDEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOAN WADDEY**, 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.

WITNESS my hand and official seal at office this 25th day of August, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of August, 2015.

NOTARY PUBLIC

My commission expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY