2| Grem Box 55

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 15105662**

BILL GARRETT, Davidson County
Trans:T20150097879 DEEDWARR
Recvd: 11/17/15 16:22 2 pgs
Fees:13.00 Taxes:3570.50
20151117-0116756

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $965,000.00.

Affiant

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

Notary Public
My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2018 GEORGE V. CRAWFORD JR.

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kristin Hernandez<br>6205 MELBOURNE DR<br>Nashville TN 37215-5607 | New Owner | Tax Parcel ID No.<br>15803008200 |

**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, **James R. Hampton and Laura B. Hampton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Beasley Hernandez and Luis Alberto Hernandez Lopezomozo, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Forrest Trails, Section 2, as shown on plat of record in Plat Book 4675, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James R. Hampton and wife, Laura B. Hampton by Warranty Deed from Michael Stewart and wife, Charlotte Stewart, recorded on the 16th day of July, 2013 in Instrument No. 20130716-0073310, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FORREST TRAILS, SECTION 2, as recorded in Plat Book 4675, Page(s) 45.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Title to that portion of the land lying below the ordinary low water mark of the Otter Creek.

Easement for the flow of the waters of the Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Otter Creek.

Agreement between Adjoining Landowners Regarding Encroachment of a Pool Decking as set forth in instrument recorded in Instrument Nos. 20130605-0056771 and 20130716-0073311.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7573, Page 213.

Agreement for Dedication of Easement for Storm Drainage Easement as set forth in instrument recorded in Instrument No. 20110225-0015691.

This is improved property located at 6205 MELBOURNE DR Nashville TN 37215-5607

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 17th day of November, 2015.

James R. Hampton

Laura B. Hampton by James R. Hampton
Attorney in Fact ATT. IN FACT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Hampton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Hampton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Laura B. Hampton, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of November 2015

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018