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

CRT File No. 16016281

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $569,000.00.

VAnderson
Affiant

Subscribed and sworn to before me, this 29th day of January, 2016.

Janderson
Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160008454 DEEDWARR
Recvd: 02/01/16 12:49 2 pgs
Fees:13.00 Taxes:2105.30
20160201-0009522

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Virginia Sinclair 206 PAGE RD Nashville TN 37205-4423	New Owner	Tax Parcel ID No. 13005012700

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, **Reita Hampton as Executor of The Estate of Carole Hampton-Light** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia Sinclair**, ("Grantee"), her 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. 9, Block 5 on the Plan of Highlands of Belle Meade of record in Book 547, Page 180, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carole Hampton-Light unmarried by Warranty Deed from Sharon Roehrig Tucker and husband Ralph Tucker, recorded on the 5th day of August, 1987 in Deed Book 7317, Page 556, in the Register's Office of Davidson County, Tennessee. Carole Hampton-Light having died on April 15, 2015. Last Will and Testament of Carole Hampton-Light filed in the Circuit Court of Davidson County, Tennessee in Probate No. 15P875. Said Last Will and Testament having named Reita Hampton as Executor of the Estate of Carol Hampton-Light. Said Last Will and Testament further specifically authorizes Executor to convey real estate.

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 HIGHLANDS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 180.

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

Easement recorded in Book 6303, Page 353 and Book 1049, Page 231.

Agreement concerning water privileges recorded in Book 944, Page 101.

This is improved property located at 206 PAGE RD Nashville TN 37205-4423

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 29th day of January, 2016.

The Estate of Carole Hampton-Light

By: Reita Hampton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Reita Hampton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of the Estate of Carole Hampton-Light, the maker or the 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 29th day of January, 2016.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
JULY 3, 2017