BILL GARRETT, Davidson County
Trans:T20160009268 DEEDWARR
Recvd: 02/03/16 10:22 2 pgs
Fees:13.00 Taxes:719.65
20160203-0010454

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William Evan Hampton
2152 Sanborn Drive
Nashville, TN 37210

SEND TAX BILL TO:
New Owner

MAP/PARCEL 096-11-0-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Cheryl Tovias, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **William Evan Hampton, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Elm Hill Acres, Section No. III of record in Plat Book 2330, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Less and Except that portion of the above described property conveyed to the State of Tennessee in Instrument No. 20020222-0023196, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Walter M. Owen and wife, Avonda Owen by warranty deed from Herschel C. Pruett and wife, Alda M. Pruett of record in Book 6545, page 375 Register's Office for Davidson County, Tennessee, dated 04/30/1985 and recorded on 04/30/1985.

The said Walter M. Owen pre-deceased Avonda Owen. The said Avonda Owen died 11/14/2013, and per will of record in Probate Case No. 15P-609 in the Probate Court of Davidson County, Tennessee, her sole devisees were Gary Owen and Rhonda Owen.

Being the same property conveyed to Cheryl Tovias by warranty deed from Gary Marvin Owen and Rhonda Lynn Owen of record in Instrument No. 20150923-0096676 Register's Office for Davidson County, Tennessee, dated 09/21/2015 and recorded on 09/23/2015.

This is improved property known as: **2152 Sanborn Drive, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2330, page 77, and restrictions in Book 2442, page 464, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of January, 2016.

Cheryl Tovias

Cheryl Tovias

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cheryl Tovias,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of January, 2016.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $194,500.00.

AFFIANT

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

NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires: _____

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File No: 1581036