BILL GARRETT, Davidson County
Trans:T20160018881 DEEDWARR
Recvd: 03/08/16 10:58 2 pgs
Fees:13.00 Taxes:599.40
20160308-0022105

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Darrin S Harrje
3004 Moss Springs Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MAP 150
GROUP 02 0
PARCEL 303.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Hampton, Jr., a married man and Josephine Phelps, a married woman** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Darrin S Harrje, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Castlegate Subdivision, Section Four of record in Plat Book 5200, Page 636, 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 JAMES HAMPTON, JR., 50% AN UNDIVIDED INTEREST AND JOSEPHINE PHELPS 50% AN UNDIVIDED INTEREST, by deed from CAPITAL JORNEY, LLC, of record in Instrument No. 20150930-0099410, dated September 30, 2015, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5200, page 636, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3004 Moss Springs Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Darrin S Harrje, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 4th day of March, 2016.

James Hampton, Jr.

Josephine Phelps

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James Hampton, Jr., a married man and Josephine Phelps, a married woman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON