BILL GARRETT, Davidson County
Trans: T20160034085 DEEDWARR
Recvd: 04/26/16 09:36 3 pgs
Fees: 18.00 Taxes: 1335.70

20160426-0040327

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** CRT File No. 160081-bay	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $361,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2016. Notary Public My Commission Expires: June 19, 2018

Emily Rae Bay
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner: Stephen Lockridge 101 HAMPTON PL Nashville TN 37215-1537	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070C10100CO

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, **Nancy B. Mager n/k/a Nancy B. Parker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Lockridge**, ("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 Unit 101, HAMPTON PLACE TOWNHOMES, as shown on plat of record in Plat Book 5200, Page 421, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from James O'Dell and Lisa O'Dell, as Tenants in Common to Nancy B. Mager, an unmarried woman as recorded on the 17th day of April, 2014 in Instrument No. 20140417-0032334 and Warranty Deed from Caleb D. Miner, unmarried to James O'Dell and Lisa O'Dell, as Tenants in Common as recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0068597, 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 HAMPTON PLACE TOWNHOMES, as recorded in Plat Book 5200, Page(s) 421.

Charter of Homeowners Association recorded in Book 5894, Page 756, Book 7570, Page 314 and Book 7866, Page 388.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAMPTON PLACE TOWNHOMES of record in Book 5891, Page 897; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer and Storm Drainage, recorded in Book 4110, Page 257.

Stormwater Detention Agreement recorded in Book 5861, Page 436.

This is improved property located at 101 HAMPTON PL Nashville TN 37215-1537

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 13th day of April, 2016.

Nancy B. Mager n/k/a Nancy B. Parker

D. Steven Parker
By: Nancy B. Parker, Attorney in Fact

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy B. Mager n/k/a Nancy B. Parker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2016.

SEE ATTACHED CERTIFICATE
DATE 4/13/16 NOTARY INITIALS _____

_____
Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy B. Parker, 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 Attorney-in-fact for D. Steven Parker, 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 13th day of April 2016.

_____
Notary Public

SEE ATTACHED CERTIFICATE
DATE 4/13/16 NOTARY INITIALS _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On April 13, 2016 (Date) before me, Paul C. Moffett, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Nancy B. Mager aka Nancy B. Parker & D. Steven Parker By: Nancy B. Parker Attorney in Fact (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Paul C. Moffett (Signature of Notary Public)

PAUL C. MOFFETT
COMMISSION # 2108306
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
COMM. EXPIRES MAY. 21, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 4/13/16
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907