STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Affiant
Subscribed and sworn before me this the
2 Day of May, 20 16.
, Deputy Register

This instrument prepared by:
Laylah V. Smith, Attorney
278 Penfield Drive
Nashville, Tennessee 37211

Based on the information provided by the parties, NO title search was requested or prepared.

QUITCLAIM DEED

Address of Owner as follows:	Send Tax Bills To:	Map-Parcel Number:
Hampton & Phelps LLC 3328 Smith Springs Road Nashville, TN 37013	Same	10614013100

FOR AND IN CONSIDERATION of ten-dollar ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, James Hampton and Josephine Phelps, hereinafter grantors, hereby release, remise and quitclaim unto Hampton & Phelps LLC, its entire right, title and interest in and to property located at 73 Lyle Lane, Nashville, Tennessee, 37210, being more specifically described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, on the plan of Sharpe Park, as of record in Book 2330, page 105, Register's Office for said County, to which plan reference is hereby made for a more complete accurate description of said lots.

Being the same property conveyed to James Hampton, and Josephine Phelps by Warranty from Belinda Francine Simpson, and Teresa Gale Kenney, co executors of the Estate of Francis J. Burton, and filed of record in Instrument No. 20140516-0042284, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Belinda Francine Simpson and Teresa Gale Kenney by Will from Francis J. Burton filed on July 23, 2012 in Probate No. 12P891, Clerk's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 2330, Page 105, Register's Office for said County.

Restrictive Covenants of record in Book 2635, Page 535, Register's Office for said County.

Property Tax to be paid by Hampton & Phelps LLC.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS my hand this 02 day of May, 2016.

James Hampton

BILL GARRETT, Davidson County
Trans:T20160035957 DEEDQC
Recvd: 05/02/16 11:16 2 pgs
Fees:12.00 Taxes:0.00
20160502-0042668

Josie Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named James Hampton and Josie Phelps with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 02 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 09/11/17

WITNESS my hand this 02 day of May, 2016.

Hampton & Phelps LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within authorized representative of Hampton & Phelps LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 02 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 09/11/17