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	147-12-0-019.00

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, hereby release, remise and quitclaim unto Hampton & Phelps LLC, its entire right, title and interest in and to property located at 4946 Hopedale Drive, Nashville, TN 37211, being more specifically described as follows:

Being Lot No. 134 on the plan of Beverly Heights Subdivision, of record in Book 2331, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 134 fronts 124.81 feet on the east side of Hopedale Drive, and runs back between lines 258.2 feet on the north, and 250.5 on the south line to a dead line in the rear measuring 113.9 feet.

Being the same property conveyed to James Hampton, and Josephine Phelps by Warranty Deed from Ruth P. Pyburn, and filed of record in Instrument No. 20160304-0020794, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to James D. Pyburn and wife, Ruth Parker Pyburn, by deed from Southern Development Company, on October 6, 2055, of record in Book 2453, page 103, Register's Office for Davidson County, Tennessee. The said James D. Pyburn having died, leaving said property to Ruth Parker Pyburn by right of survivorship.

This property is subject to any and all existing easements and restrictions as shown of record including the following all matters as shown on the Plan of record in Book 1424, page 45, Register's Office Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including all matters on the Plan of record in Book 2331, page 26, Register's Office of Davidson County, Tennessee, and covenants, conditions, and restrictions as set forth in instrument recorded in Book 2401, page 391, Register's Office for Davidson County, Tennessee.

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
20160502-0042669

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.

Tamara J Taylor
NOTARY PUBLIC

My Commission Expires: 09/11/17

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS my hand this 02 day of May, 2016.

Hampton & Phelps LLC
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 it 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, 2015.

Tamara J. Taylor
NOTARY PUBLIC

My Commission Expires: 09/11/17

TAMARA J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.