WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035991 DEEDWARR
Recvd: 05/02/16 11:41 2 pgs
Fees:13.00 Taxes:1272.80
20160502-0042700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy E. Leach	Farmington Mortgage	
(NAME)	(NAME)	
123 Hampton Place	2002 Richard Jones Rd., Ste. 300A	117-07-0-C-123.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER L. DALTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY E. LEACH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 123 on the Plan of Hampton Place Townhomes of record in Plat Book 5200, Page 421, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a horizontal property regime established by Master Deed of record in Book 5891, Page 897, said Register's Office.

Being the same property conveyed to Jennifer L. Dalton, unmarried by Warranty Deed from William M. Hovis, married, recorded on the 1st day of October, 2001 in Instrument No. 20011001-0105388, Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 5200, Page 421, said Register's Office; restrictive covenants of record in Book 5891, Page 897, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4110, Page 257, said Register's Office; Easement for Storm Water Detention Agreement, recorded in Book 5861, Page 436, said Register's Office; Subject to lien for special assessments as contained in the restrictions; and Subject to rights of others in and to the common areas and elements; charter of record in Book 5894, Page 756, as amended in Book 7570, Page 314 and Book 7866, Page 388, said Register's Office.

unimproved _
This is improved x property, known as 123 Hampton Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BOX-10A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29 day of April, 2016

JENNIFER L. DALTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Dalton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of April, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019