WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/16 08:18 2 pgs
Fees:13.00 Taxes:425.50
20160520-0050487



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of MAY, 2016

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hampton & Phelps, LLC	SAME	148-13-0-075.00
4837 Humber Drive		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carl W. Hendricks Sr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hampton & Phelps, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 297 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 297 fronts 91 feet on the north side of Fairlane Drive and runs back 170 feet on the west line and 160 feet on the east line, to a dead line in the rear, which is a broken line, measuring 100.9 feet thereon.

Being the same property conveyed to John B. Hendricks and wife, Katherine Reed Hendricks , by deed from George M. Johnson and wife, Lucile B. Johnson, on July 23, 1969, of record in Book 4352, page 833, Register's Office for Davidson County, Tennessee. The said John B. Hendricks having died, leaving property to Katherine Reed Hendricks by right of survivorship. And further conveyed to Carl W. Hendricks, Sr. by Quitclaim Deed from Katherine Reed Hendricks of record in Book 6693, page 656, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 145-146, Register's Office Davidson County, Tennessee.

This is improved property known as: **342 Fairlane Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 13, 2016.

Carl W. Hendricks Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl W. Hendricks Sr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 13, 2016

My commission expires 7/5/16

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.