ADDRESS NEW OWNER:
Hampton & Phelps, LLC

4837 Humber Dr.
Nashville TN 37204

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160068768 DEEDWARR
Recvd: 08/09/16 09:54 2 pgs
Fees:13.00 Taxes:240.50
20160809-0082640

MAP & PARCEL NOS.:
149-02-0A-007.00 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jon A. Carter and Nanci C. Carter, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Hampton & Phelps, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Piccadilly Square, Phase I, of record in Plat Book 5200, Pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jon A. Carter and wife, Nanci C. Carter, from Gene R. Long and wife, Natalie A. Long, by Warranty Deed recorded on August 5, 1997, in Book 10558, Page 335, Register's Office for Davidson County, Tennessee.

This is property with a common address of **205 Piccadilly Sac, Antioch, TN 37013**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees. All tax prorations are final.(2) All matters appearing on the Plan of record in Plat Book 5200, Page 720, 721, and 722, Register's Office for Davidson County, Tennessee.

The subject property is conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of August, 2016.

Jon A. Carter

Nanci C. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jon A. Carter and Nanci C. Carter, husband and wife** , with whom I am personally acquainted, or who 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 this **5th** day of **August 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1608-170

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Affiant

Subscribed and sworn before me this 5th day of August, 2016.

Notary Public
My Commission Expires: _____

JO ANN HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018