BILL GARRETT, Davidson County
Trans:T20160076164 DEEDWARR
Recvd: 08/31/16 11:17 2 pgs
Fees:13.00 Taxes:725.20
20160831-0091317

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16078645

Return To: B Cokley
Bridgemont Title
4400 Harding Pike #400
Nashville, TN 37205
CS18-1001109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $196,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2016.

NANCY J. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 5-6-2019

Notary Public
My Commission Expires: 5-6-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Hampton 1296 Old Hickory Blvd Nashville TN 37207-1416	New Owner	Tax Parcel ID No. 041-00-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amado Torres, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Hampton, a single man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a part of Tract No. 5 on the map showing the Division among the heirs of the Land conveyed by A. C. Dale, Sr. deceased to his wife Mary Kay Dale et al, of record in Book 547, Page 67, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made August 22, 1959 by James A. Hamilton Jr., Surveyor, as follows:

Beginning at a point in the Northerly margin of Old Hickory Boulevard 80 feet East of the Southeast corner of the land that was conveyed to James C.R. Melvin et al by Deed of record in Book 1116, Page 305, Register's Office for Davidson County, Tennessee; thence North 26 deg. 50' East 200 feet to a point; thence South 63 deg. 10' East 52.3 feet to a point, continuing Southeasterly around a slight curve 40.9 feet to a point; thence South 27 deg. 46' West 200 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, Northwesterly around a slight curve, 37.7 feet and North 63 deg. 10' West 52.3 feet to the point of beginning.

Being the same property conveyed to Amado Torres by Special Warranty Deed from HSBC Bank (USA), recorded on the 23rd day of September, 2005 in Instrument No. 20050923-0114478, in the Register's Office of Davidson County, Tennessee.

Said property was never primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 67.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1296 Old Hickory Blvd Nashville TN 37207-1416

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2016.

Amado Torres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amado Torres, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018