BILL GARRETT, Davidson County
Trans:T20160079537 DEEDWARR
Recvd: 09/12/16 10:07 2 pgs
Fees:13.00 Taxes:592.00
20160912-0095424

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2016.

Notary Public

My commission expires: 5-6-19

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clay L. Teter **Kimberly S. Teter**	**New Owner**	**Map/Parcel: 128-13-0-A-213.00**
6585 Stableford Lane	**6585 Stableford Lane**	
Franklin, TN 37069	**Franklin, TN 37069**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Travis C. Hampton and Abigail Q. Hampton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clay L. Teter and Kimberly S. Teter , husband and wife

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 a Condominium Apartment, Unit No. 213 of Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 590, revised in Book 6250, Page 748, as amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details of description, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Travis C. Hampton, by Warranty Deed, from Kyle Mark Baker and wife, Amy S. Baker, dated January 3, 2014, of record in Instrument No. 20140110-0002784, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 6551, Page 988, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6746, Page 677, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 6551, Page 988, Register's Office for Davidson County, Tennessee.
Utility Easement of record in Book 7803, Page 694, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6551, Page 981 and Book 4851, Page 918, Register's Office for DAVIDSON County, Tennessee..
Easement to Comcast of record in Instrument No. 20151130-0120253, Register's Office for Davidson County, Tennessee.
All Matters of record in Book 6250, Page 748 and Book 6250, Page 590, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Book 6678, Page 771 and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6678, Page 802, amended in Book 7271, Page 310, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to the rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 213 Westfield Drive, Nashville, TN 37221.

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 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.

Witness my/our hand(s) this 9th day of September, 2016.

Travis C. Hampton

Abigail Q. Hampton

***Abigail Hampton, spouse of Travis C. Hampton, executes this instrument to convey all spousal rights she has by law.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Travis C. Hampton and Abigail Q. Hampton, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2016.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25/2017

File #: **160491JM**

RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027