Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160080487 DEEDWARR
Recvd: 09/14/16 11:14 2 pgs
Fees: 13.00 Taxes: 1187.70
20160914-0096594

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RUSSELL J. McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

COMMISSION EXPIRES JUNE 25/2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Chace Hampton	NEW OWNER	
(NAME)	(NAME)	
378 Blackman Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Edward M Sanderson and Sandra A. Sanderson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis Chace Hampton and Abigail Queen Hampton, 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 Lot No. 583 on the Plan of Caldwell Hall, Section Fourteen, of record in Plat Book 3300, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward M. Sanderson and wife, Sandra A. Sanderson by Warranty Deed from Traci M. Turner now known as Traci M. Turner Boswell, married, recorded on the 20th day of January, 2012 in Instrument No. 20120120-0005764, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 378 Blackman Rd., Nashville, TN 37211
(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.

Witness my/our hands this 9th day of September, 2016.

Edward M. Sanderson by Gina Nicole Silvey
Edward M Sanderson
by: Gina Nicole Silvey, his attorney in fact

Sandra A. Sanderson by Gina Nicole Silvey
Sandra A. Sanderson
by: Gina Nicole Silvey, her attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Gina Nicole Silvey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edward M. Sanderson and Sandra A. Sanderson and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Edward M. Sanderson and Sandra A. Sanderson.

Witness my hand and official seal this 9th day of September, 2016

Notary Public
MY COMMISSION EXPIRES: 11/13/17

TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires November 13, 2017

File No.: 11477