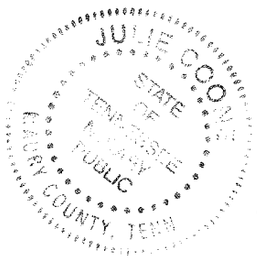
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/16 12:58 2 pgs
Fees:13.00 Taxes:444.00
20161018-0109969



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$120,000.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2016

Notary Public
My Commission expires: 05-24-17
(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:
Mr. James Hampton Hampton & Phelps, LLC	Same	05107008700
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, **Jerry Harlan and wife, Wanda Harlan**, 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:

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of the Resubdivision of Lot no. 12, Oakland Acres, Part 1, as of record in Book 5800, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Jernigan et ux Linda Jernigan, as tenants by the entirety from Jerry Harlan and wife, Wanda Harlan by Warranty Deed on March 30, 1983, of record in Book 6032, Page 872, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Scott Rudolph and wife, Cherie H. Rudolph from William J. Jernigan and wife, Linda Jernigan by Quitclaim Deed on January 27, 1998, of record in Book 10775, Page 802, Register's Office for Davidson County, Tennessee. Further conveyed to Jerry Harlan and wife, Wanda Harlan from Scott E. Rudolph and wife, Cherie H. Rudolph by Quitclaim Deed on May 17, 2002, of record in Instrument Number 20020522-0062181, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2017 in the estimated amount of $1,390.09 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 05107008700, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 5800, Page 163, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4203, Page 227 and Book 3928, Page 103, Register's Office for Davidson County, Tennessee.

This is improved property known as: **211 W Due West, Madison, TN 37115**

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 October 14, 2016.

Jerry Harlan

Wanda Harlan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry Harlan and wife, Wanda Harlan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 14, 2016

My commission expires 5-24-17

Notary Public

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

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.