BILL GARRETT, Davidson County
Trans:T20160098369 DEEDWARRSP
Recvd: 11/07/16 11:18 2 pgs
Fees:13.00 Taxes:888.00
20161107-0117622

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
Hampton & Phelps, LLC
181 Una Recreation Road
Nashville, TN 37217
SEND TAX BILL:
SAME
181 Una Recreation Road
Nashville, TN 37217
MAP AND PARCEL: 13500029600

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of November, 2016.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 12, 2019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Melinda S. Braxton Executrix for the Robert Wayne McAdams Estate**, hereinafter the "Grantor(s)", pursuant to an Order of the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Docket No. 15P-1478 has this day bargained and sold, and does hereby transfers and conveys unto **Hampton & Phelps LLC, a Tennessee limited liability company**, its successors and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINING at an iron pin on the westerly margin of Recreation Road at a common corner with I. W. Wallace property; thence westerly with Wallace 626 feet, more or less, to an iron pin in Smith line; thence with Smith northerly 230 feet, more or less, to an iron pin in Gardner line; thence with Gardner easterly 613 feet, more or less, to an iron pin on the westerly margin of Recreation Road; thence with said margin of Recreation Road southerly 221 feet, more or less to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Robert W. McAdams and wife, Betty S. McAdams by deed from S. B. Gardner dated 3/15/72, of record in Book 4584, page 987, Register's Office for Davidson County, Tennessee. Betty S. McAdams predeceased Robert W. McAdams on October 15, 1998. Robert W. McAdams, a/k/a Robert Wayne McAdams died on August 7, 2015, testate. Pursuant to an Order of the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Docket No. 15P-1478, the property was to be brought into the probate estate and sold at Public Auction by Melinda S. Braxton, Executrix for the Estate of Robert Wayne McAdams.

NOTE: Recreation Road is one and the same as Una Recreation Road.

This conveyance is subject to 2016 taxes, paid, prorated and assumed by the Grantees. Subject to the restrictive covenants as set out in Book 4584, page 987, said Register's Office. Subject to rights and claims of parties in possession. This property is being sold as is.

This is improved property known as: 181 Una Recreation Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract of 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.

And now **Melinda S. Braxton Executrix for the Robert Wayne McAdams Estate**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Hampton & Phelps LLC, a Tennessee limited liability company**, its successors and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions, title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of November, 2016.

THE ROBERT WAYNE MCADAMS ESTATE

Melinda S. Braxton, Executrix

Melinda S. Braxton
Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melinda S. Braxton Executrix for the Robert Wayne McAdams Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such Executrix pursuant to an Order of the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Docket No. 15P-1478, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2016.

A B Waddell

NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 12, 2019

