THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deeds.

Address New Owner(s)
James Hampton
181 Una Recreation Rd
Nashville, TN 37217

Send Tax Bills To:
SAME

Map & Parcel
135-00-0-296.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Hampton & Phelps, LLC, a Tennessee limited liability company** ("Grantor") does hereby quitclaim and convey unto **James Hampton and wife, Kelly Hampton** ("Grantees"), its successors and assigns and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

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

Beginning 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 Hampton & Phelps, LLC, a Tennessee limited liability company by deed from Melinda S. Braxton, Executrix for the Robert Wayne McAdams Estate on November 4, 2016 of recor din Instrument Number 20161107-0117622, Register's Office for Davidson County, Tennessee.

Property commonly known as 181 Una Recreation Road, Nashville, Tn 37217

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS, WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of **December, 2016.**

BILL GARRETT, Davidson County
Trans:T20170000192 DEEDQC
Recvd: 01/03/17 10:44 1 pgs
Fees:12.00 Taxes:0.00
20170103-0000212

Hampton & Phelps, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2016, before me, appeared **James Hampton,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **Hampton & Phelps, LLC.,** and that the seal affixed to said instrument is the corporate seal of said Limited Liability Company (or association), and that said instrument was signed and sealed in behalf of said Limited Liability Company by authority of its Members and said **James Hampton**, acknowledged said instrument to be the free act and deed of said Limited Liability Company.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this **30th** day of **December, 2016.**

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY