THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16109628

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2017.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20170014229 DEEDWARR
Recvd: 02/16/17 13:18 2 pgs
Fees:13.00 Taxes:5272.50
20170216-0016129

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lyndsey J. Rollins and Clark Rollins 3419 Hampton Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117-06-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Overton Thompson, III and Robin J. Thompson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clark Rollins and Lyndsey J. Rollins, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 140 feet of the southerly part of Lot No. 26 on the Plan of Hillsboro Heights, not of record , described as follows:

Beginning on the southerly margin of Hampton Avenue 1060 feet west of the center line of 23rd Avenue South, said point being the northwest corner of the property conveyed to A. L. Carr and wife, by deed from Loiette Hampton Hume, et. al. , of record in Book 1038, page 312, Register' s Office for Davidson County, Tennessee; thence with said Carr' s westerly line, southwardly 344 feet, more or less, to the northerly line of Lot No. 32; thence with said line, westwardly 100 feet; thence northwardly 344.5 feet, more or less, to the southerly margin of Hampton Avenue; thence with said Avenue, eastwardly 100 feet to the point of beginning.

Being the same property conveyed to OVERTON THOMPSON III and wife, ROBIN J. THOMPSON, by deed from RICHARD NORRIS PIERSON III and wife, ALLENE RUSSELL PIERSON, of record in Instrument No. 20020729-0090418, dated July 26, 2002, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 117-06-0-083.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

This is improved property located at 3419 Hampton Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2017.

Overton Thompson, III

Robin J. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Overton Thompson, III and Robin J. Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018