BILL GARRETT, Davidson County
Trans:T20170024595 DEEDWARR
Recvd: 03/23/17 10:14 2 pgs
Fees:13.00 Taxes:758.50
20170323-0028387

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March, 2017.

Notary Public
My commission expires: 12-4-21

Address of New Owner:	Send Tax Bills to:	Tax Information
The Hampton Hall Way Trust Po Box 160772 Nashville, TN 37216	← Same	098-05-0A-047.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristin Bess,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The Hampton Hall Way Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 160, as shown on the map entitled the Plan of Section One, Hampton Hall, of record in Plat Book 9700, pages 290 and 291, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GREG BESS, by deed from PATTIE HYDE OWNBEY AND HUSBAND, KENNETH L. OWNBEY, JR., of record in Instrument No. 20060314-0029251, dated March 3, 2006, said Register's Office.
Being further conveyed to GREG BESS AND WIFE, KRISTIN BESS , by Quitclaim Deed from GREG BESS, of record in Instrument No. 20070719-0085743, dated July 10, 2007, said Register's Office.

Being the same property conveyed to Kristin Bess by Quitclaim Deed from Greg Bess of record in Instrument No. 20170323-0028386 dated _____ Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 6109 Hampton Hall Way, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 8th day of March, 2017.

Kristin Bess

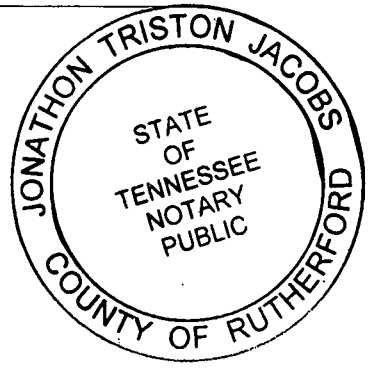
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristin Bess,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this the 8th day of March, 2017.

Notary Public

My Commission expires: 1-24-21



FILE NO: 2017015003