WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031918 DEEDWARR
Recvd: 04/17/17 14:14 2 pgs
Fees:13.00 Taxes:814.00
20170417-0037043

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Candice Potter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/18/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hampton & Phelps, LLC	Same as new owner.	135-00-0-289.00
(NAME)	(NAME)	
3328 Smith Springs Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas C. Clinton, aka Thomas Finney, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hampton & Phelps, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the eastern right-of-way Una Recreation Road, being the northwest corner of a tract owned by Eugena G. Frontauria ETUX as of record in deed book 9583 page 312 RODC, TN., S 82 deg 09 min 58 sec E, 247.12' to an iron pipe in a fence being the westerly line of Una Park as of record in instrument #20060711-0083184.

THENCE: with fence, N 02 deg 21 min 31 sec E, 643.97' to an iron pipe a corner to Gilberto Rodriquez as of record in instrument #200306200085492.

THENCE: with Rodriquez, and a fence, S 65 deg 36 min 39 sec W, 244.04' to a fence post.

THENCE: S 06 deg 45 min 42 sec W, 185.51' to an iron pin at the terminus of Una Recreation Road.

THENCE: with said eastern right-of-way Una Recreation Road, S 06 deg 45 min 42 sec W, 327.53' to the point of beginning containing 3.04 acres more or less as per a survey by CK Surveyors dated 4/4/2017.

BEING PART OF the same property conveyed to Dale C. Finney and wife, Beulah Mai Finney by Warranty Deed from S. B. Gardner, widower, dated 12/9/69 and recorded 12/11/69 in Book 4385, Page 669, and Deed of Correction *(correcting legal description)* dated 1/16/70 and recorded 1/19/70 in Book 4392, Page 383, Register's Office for Davidson County, Tennessee. The said Dale C. Finney died 5/15/90, leaving property vested solely in Beulah Mai Finney. The said Beulah Mai Finney died testate on 2/2/14, and pursuant to her Last Will and Testament filed 4/9/14 in Docket No. 14P473 in the Seventh Circuit Court for Davidson County, Tennessee

(Probate Division), devised the subject property to her son, Thomas C. Clinton. See also Affidavit of Inheritance of Real Estate in Instrument Number 20160107-0001622, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 150 Una Recreation Rd., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or 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. 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/our hands this 11th day of April, 2017.

Thomas C. Clinton

Thomas C. Clinton

State of Tennessee
County of Sumner

Personally appeared before me Thomas C. Clinton, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2017.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 20171538