Davidson County DEEDWARR
Recvd: 04/24/17 14:34 2 pgs
Fees:13.00 Taxes:1998.00
20170424-0040060

WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00.

Affiant

Subscribed and sworn to me on April 21, 2017.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30332SP

FRN-171242

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Madeline Hampf Carl Hampf 141 Kenner Avenue Nashville, TN 37205	New Owner	116-03-00-78.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Trey T. Abston and wife, Misty K. Abston, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Madeline Hampf, unmarried woman and Carl Hampf, married man, hereinafter called **"GRANTEES,"** 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 the southerly one-half of Lot No. 71 on the Map of Kenner- Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, said Register's Office.

Being the same property conveyed to Trey T. Abston and wife, Misty K. Abston, by Warranty Deed from Christy L. Osgood and Michael J. Osgood, husband and wife, of record as Instrument No. 20150622-0059588 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to an easement for Joint Driveway reserved through, over and across the northerly five feet of subject property, as set out in Book 1392, page 6, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 141 Kenner Avenue, Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hand this 21st day of April, 2017.

Trey T. Abston
by Nathan Matwijec his Attorney-in-Fact

Trey T. Abston
By: Nathan Matwijec, as Attorney in Fact

Misty K. Abston
by Nathan Matwijec her Attorney-in-Fact

Misty K. Abston
By: Nathan Matwijec, as Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Matwijec with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Trey T. Abston and Misty K. Abston, as their Attorney in Fact, and as the free act and deed of the within named Nathan Matwijec.

Witness my hand and official seal on April 21, 2017.

NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY