WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00

Ann Marie Angel
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JUNE, 2017.

Jodi Jackson
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-24-17

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9002 HAMPTON JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robbie J. Hampton		117030H21000CO
2600 HILLSBORO PIKE APT. 210		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DAYLE BETLOCK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBBIE J. HAMPTON, AN UNMARRIED PERSON

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:

Unit 210, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562 and Instrument 20060919-0116052, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James M. Patterson* and wife Dayle Betlock, husband and wife by Special Warranty Deed from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership), recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0065220, in the Register's Office of Davidson County, Tennessee.

* James M. Patterson, having since died on August 25th, 2015

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Charter of The Enclave at Hillsboro Village Condominiums, Inc. recorded at Instrument Nos. 20050926-0115605 and 20050928-0116816.

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Condominium of record in Instrument No. 20051005-0119789, as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Quit Claim Deed for Hillsboro Village Condominium recorded at Instrument No. 20070919-0111937 and Affidavit recorded at Instrument No. 20071002-0117298.

f. Easement recorded at Instrument No. 20040312-0028775.

Davidson County DEEDWARR
Recvd: 06/19/17 15:13 2 pgs
Fees:13.00 Taxes:1109.63
20170619-0061505

g. Charter of the Enclave at Hillsboro Village Condominiums Association, Inc. recorded at Instrument Nos. 20050926-0115605 and 20050926-0116816.

h. Storm Water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060406-0039476 and 20040312-0028775.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.

This is improved property known as 2600 HILLSBORO PIKE APT. 210, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 13 day of June, 2017.

X Dayle Betlock

Dayle Betlock

NC RS

STATE OF ~~TENNESSEE~~

COUNTY OF ~~WILLIAMSON~~ Wake RS

Personally appeared before me, a Notary Public of said County and State, DAYLE BETLOCK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Raleigh, North Carolina, this 13 day of June, 2017.

X Kristin Speight

Notary Public

My Commission Expires: Feb 26, 2019

KRISTIN SPEIGHT NOTARY PUBLIC WAKE COUNTY, NC

File #: 17-9002 HAMPTON JV L

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19

Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019