WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of July, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hampton & Phelps, LLC	SAME	135-00-0-082.00
181 Una Recreation Road		
Nashville, TN 37217		

Davidson County DEEDWARR
Recvd: 07/06/17 14:42 3 pgs
Fees:18.00 Taxes:555.00
20170706-0068106

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald Hammonds, Tony Hammonds and Ellen Lee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hampton & Phelps, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Tract of land located at Una in the Second Civil District of Davidson County, State of Tennessee.

Beginningon the southwesterly margin of Murfreesboro Pike 92 1/2 feet southeasterly from the corner of Una Baptist Church lot; thence with the margin of said Pike, South 29 3/4 deg. East 206 2/10 feet to a point 125 feet northwesterly from a large gate post; thence South 53 deg. West 208 feet to the Southwest line of the original two acre tract; thence with said line NOrth 29 3/4 deg. West 298 7/10 feet to an iron pin, the Northwest corner of said two acre tract; thecne with the northwesterly line of said tract North 53 deg. East 119 feet; thence South 29 3/4 deg. East 92 1/2 feet; thecne North 53 deg. East 89 feet to the beginning, and being a part of the two acres of land herertofore conveyed to Lee Maxwell by deed from James P. Curd of record in Book 411, page 531 R.O.D.C. containing One and Tw2o Tenths acres (1 2/10 acred).

Included in the above description, but expressly excluded from this conveyance is the land described as conveyed to The State of Tennessee in that certain warranty deed of record in Book 8526, page 237, and in the Order of the Fifth Circuit Court (No. 92C-1338) of record in Book 8794, page 604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony Hammonds and Donald Hammonds and Ellen Lee, by deed from Myra Sue Ellis, unmarried, on March 29, 2010, of record in Instrument Number 20100330-0023681, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Right of Way Easment of record in Book 9570, page 924, Register's Office for County, Tennessee.

This is improved property known as: **2000 & 2003 Murfreesboro Pk., Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this July 5, 2017.

Donald Hammonds

Tony Hammonds

Ellen Lee by Don as attorney in fact

Ellen Lee
by Donald W. Hammonds as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald Hammonds, Tony Hammonds** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 5, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Donald W. Hammonds, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Ellen J. Lee, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ellen J. Lee, the bargainor(s), by the said Donald W. Hammonds, as Attorney-in-Fact.

WITNESS my hand and seal, this 5th day of July, 2017.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021