WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/17 12:28 2 pgs
Fees:13.00 Taxes:522.26
20170712-0070114

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$141,150.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 11 day of July, 2017

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

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	147-16-0-079.00
181 Una Recreation Road		
Nashville, TN 37217		

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, **Imojean Wilkins**, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 360 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 360 fronts 78 feet on the northerly side of Melpar Drive and runs back 193 feet on the westerly line and 192.4 feet on the easterly line, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Ulna K. Wilkins and wife, Imojean Wilkins, by deed from Lewis B. Apple and wife, Evelyn Taylor Apple, on December 5, 1961, of record in Book 3312, page 621, Register's Office for Davidson County, Tennessee. The said Ulna K. Wilkins having died, leaving property to Imojean Wilkins, by right of survivorship.

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

- TaSubject to all matters as shown on the Plan of record in Book 2331, page 145 and 146, Register's Office Davidson County, Tennessee.

This is improved property known as: **390 Melpar Drive, 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 11, 2017.

Imojean Wilkins by James R. Wilkins as attorney in fact

Imojean Wilkins
by James R. Wilkins, as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared James R. Wilkins, 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 Imojean Wilkins, 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 Imojean Wilkins, the bargainor(s), by the said James R. Wilkins, as Attorney-in-Fact.

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

_____ My Commission Expires: 7/5/19
NOTARY PUBLIC

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.

_____ My commission expires: 5-3-2021
Notary's Signature

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