WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of August, 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:
Darian K. Carroll	Ditech Financial, LLC	135-00-0-289.00
150 Una Recreation Road	1100 Virginia Drive, Suite 100A	
Nashville, TN 37217	Fort Washington, PA 19034	

Davidson County DEEDWARR
Recvd: 08/11/17 09:54 2 pgs
Fees:13.00 Taxes:851.00
20170811-0082334

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, **Hampton & Phelps, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Darian K. Carroll and Paula Seagraves, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 the same property conveyed to Hampton & Phelps, LLC, by deed from Thomas C. Clinton aka Thomas Finney, unmarried, on April 11, 2017, of record in Instrument Number 20170417-0037043, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **150 Una Recreation Road, Nashville, TN 37217**

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 August 4, 2017.

Hampton & Phelps, LLC

By James Hampton, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James Hampton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Hampton & Phelps, LLCm the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/18

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 My commission expires: 5-3-2021

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