Bill Garrett Davidson County
Batch# 19152 **DEEDWARR**
10/30/2017 09:14:07 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171030-0110697

WARRANTY DEED

2017-951

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of October, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6.30.2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anita L. Reed 709 Spence Enclave Lane Nashville, TN 37210	SAME	094160E01400.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William H. Hampton and wife, Philippa Carmel Hampton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Anita L. Reed, a married woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 709 Spence Enclave Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 14 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument No.: 20061115-0141672 and amended in Instrument No.: 20061117-01428242 an d Instrument No. 20061213-0153595: reference is hereby made for a more complete legal description.

Being the same property conveyed to William H. Hampton from R.J. York Homes, LLC by Warranty Deed dated April 9, 2007 and recorded April 18, 2007 in Instrument No. 20070418-0046341, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 709 Spence Enclave Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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/our hand(s) this 16th day of October, 2017

William H. Hampton

Philippa Carmel Hampton

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named William H. Hampton and Philippa Carmel Hampton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of October, 2017.

Notary Public,
My Commission Expires: 10-30-2019

