Bill Garrett Davidson County
Batch# 70715 DEEDWARR
03/19/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20180319-0025591

31401

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215020**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$899,000.00~~. Affiant Subscribed and sworn to before me, this 16th day of March, 2018. Notary Public My Commission Expires: 1/2/18

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Justin W. Hampton and Ansley P. Hampton 3819 TRIMBLE ROAD Nashville TN 37215-3101	Send Tax Bills To: Pinnacle Bank 949 Shady Grove Road, Suite 200 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 130-07-0-101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erik T. Lokkesmoe and Monica K. Lokkesmoe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin W. Hampton and Ansley P. Hampton, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Tract I:

Land in the 7th, formerly the 11th Civil District, of Davidson County, Tennessee, being Lot No. 25 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the Southerly margin of Trimble Road at the corner of Lots Nos. 25 and 26, being 1023 feet West of the Westerly margin of Estes Avenue; thence with the line between said two lots, Southwardly 362 1/2 feet to the common corner of Lots Nos. 11, 12, 25 and 26; thence with the line between Lots Nos. 12 and 25, Westwardly 100 feet to the common corner of Lots Nos. 12, 13, 24, and 25; thence with the line between Lots Nos. 24 and 25, Northwardly 360 feet to the Southerly margin of Trimble Road; thence with said Road, Eastwardly 100 feet to the beginning.

Tract II:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Carter and King Lands, as of record in Book 57, Page 99, Register's Office for said County, being Lot No. 24 on the Final Plat of Sharber's Harding Place Subdivision, not of record, described according to survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the Southerly margin of Trimble Road 100 feet West of the Northwest corner of the property conveyed to John P. Rogers and wife, by deed from Kate T. Sharber of record in Book 1415, Page 248, said Register's Office, said point being the corner of Lots Nos. 24 and 25; thence with the Southerly margin of said Road Westwardly 100 feet to the corner of Lots Nos. 23 and 24, thence with the line between said two lots, Southwardly 357 feet to the common corner of Lots Nos. 13, 14, 23 and 24; thence with the line between Lots Nos. 13 and 24, Eastwardly 100 feet to the common corner of Lots Nos. 12, 13, 24 and 25, thence with the line between Lots Nos. 24 and 25 Northwardly 360 feet to the beginning.

Included in Tract II above, but specifically Excluded from this conveyance is the following described property:

Land in the 7th Civil District of Davidson County, Tennessee, being the West half of Lots No. 24 on the map of Sharber's Harding Place Subdivision, not of record.

Said West half of Lot No. 24 fronts 50 feet on the South side of Trimble Road and extends back on the West line, and the East line of Lot No. 23, 357 feet, and extends back 358.5 feet on the East line to the center of a 20 foot easement and measures 50 feet thereon.

Being the same property conveyed to Erik T. Lokkesmoe and Monica K. Lokkesmoe, husband and wife by Warranty Deed from Edward Baird Dixon and wife, Cynthia G. Dixon, recorded on the 6th day of June, 2014 in Instrument No. 20140606-0049415, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CARTER AND KING LANDS, as recorded in Plat Book 57, Page(s) 99.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Subject to the unrecorded plan of Sharber's Harding place, a 75 foot minimum setback line from Trimble Road and a 10 foot Easement for Public utility purposes along the rear line of said lot. And easement for flow of creek.

This is improved property located at 3819 TRIMBLE ROAD Nashville TN 37215-3101

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2018.

Erik T. Lokkesmoe

Monica K. Lokkesmoe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erik T. Lokkesmoe and Monica K. Lokkesmoe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2018.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

