FILE NUMBER
MA1-190171E (2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 207118 DEEDWARR
03/18/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190318-0024561

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Robbie J Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/08/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-020207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robbie J. Hampton	ROBBIE J. HAMPTON	
(NAME) 2600 Hillsboro Pike Unit 315	(NAME) 2600 Hillsboro Pike Unit 315	117-03-0H-315.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JUANITA COWLES, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBBIE J. HAMPTON, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 315 and Storage Space 36 of the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument NO. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davison County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Mater Deed.

Being the same property conveyed to Juanita Marie Cowles by Warranty deed from Aimee Johns, unmarried of record in Instrument No. 20140516-0042265 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 16, 2014. Also, see Scrivener's Affidavit of Record in Instrument No, 20190313-0023267, Register's Office for Davidson County, Tennessee correcting the number of the storage space.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2600 Hillsboro Pike Unit 315, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 the ~~15th~~ 14 day of March, 2019

Juanita Marie Cowles
Juanita Marie Cowles

STATE OF TENNESSEE
COUNTY OF BLOUNT

On this the 14 day of March, 2019, before me personally appeared Juanita Marie Cowles, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of March, 2019.

M. Candis Thompson
Notary Public

My Commission Expires: 3/03/2021

(SEAL)

M. CANDIS THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

True Copy Certification for Recording Purposes

I, Tricia Cavitt, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee
County of Williamson

Personally appeared before me, **Rhonda S. Hardison**, a notary public for this county and state, personally appeared TRICIA CAVITT, with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Comm. Exp:_____

RHONDA S. HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021