Name and Address of New Owner:
William Christopher Flanery-Gray and Carol Thorne
6104 Hampton Hall Way
Hermitage, TN 37076

Send Tax Statements To:
Churchill Mortgage Corporation
761 Old Hickory Blvd Ste 400
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19050671

Map and Parcel: 098 05 0A 002.00

Karen Johnson Davidson County
Batch# 242002 DEEDWARR
06/11/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20190611-0056141

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlyn Price, an umarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **William Christopher Flanery Gray, a married man, and Carol Thorne, an unmarried woman, tenants in common with rights of survivorship**, 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, and being all of Lot No. 2, Section One, Hampton Hall, according to survey and plat of same appearing of record in Book 9700, page 290 and 291, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. The subdivision was renamed Villages of Hampton Hall by First Supplementary Declaration to Declaration of Restrictive Covenants for Hampton Hall of record in Book 10301, page 184, said Register's Office.

Being the same property conveyed to Carlyn Price, an unmarried woman, by Warranty Deed filed for record on August 23, 2013 in Instrument Number 20130823-0089354, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Hampton Hall of record in Book 10278, page 257 and as amended in Book 10301, page 184 (changing Subdivision name to Villages of Hampton Hall), Book 10444, page 460 and Book 10040, page 947; All matters as set forth per Book 9700, page 290 and 291; Stormwater Detention Agreement of record in Book 10584, page 114; All matters of Boundary Plat of record in Book 9700, page 216; Quitclaim Deed to HOA of record in Book 10420, page 359; HOA Charter of record in Book 10290, page 261; all of said Register's Office.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 6104 Hampton Hall Way, Hermitage, TN 37076

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 5th day of June, 2019.

Carlyn Price

State of FLORIDA

County of Hillsborough

Personally appeared before me, Carlyn Price with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of June, 2019.

Notary Public
My Commission Expires: 6/22/21

PATTY STEVERSON
State of Florida Notary Public
Commission # GG 118138
My Commission Expires
June 22, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $257,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of June, 2019.

PATTY STEVERSON
State of Florida Notary Public
Commission # GG 118138
My Commission Expires
June 22, 2021

Notary Public
My Commission Expires: 6/22/21

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY