Karen Johnson Davidson County
Batch# 262376 DEEDWARR
07/25/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $802.90
20190725-0073393

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2019.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
MY COMMISSION EXPIRES: OCT 2 0 2020
File No. G19-5959

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Natasha Alexander (NAME)	New Owner (NAME)	033-11-0-013
304 Fairbanks Rd (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald Hampton, a married man, Barbara Ann Jack, a married woman, and Pamela Harrell, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natasha Alexander, 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 Lot No. 28 on the Plan of Blair Manor Subdivision of record in Plat Book 3300, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 107.11 feet on the southwesterly margin of Fairbanks Road and runs back between lines measuring 369.95 feet on the northwesterly side and 266.85 feet on the southeasterly side, the latter line being a broken line to a dead line in the rear on which it measures 178.95 feet.

Being the same property conveyed to Donald Hampton, Barbara Ann Jack, and Pamela Harrell by Quitclaim Deed dated March 20, 2019, recorded April 3, 2019, in Instrument Number 20190403-0029974, in the Register's Office of Davidson County, Tennessee. This is not the marital residence of the grantors herein

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, Page 32, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Sewer/Storm Drainage of record in Book 6807, Page 866, Register's Office for said County.
3. Restrictions as recorded in Book 3313, Page 396 and Book 3315, Page 571, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Barbara Ann Jack is signed by her duly appointed Attorney-in-fact Donald Hampton, pursuant to the Power of Attorney recorded in Instrument #___201907250073392____, said Register's Office.

The signature of Pamela Harrell is signed by her duly appointed Attorney-in-fact Donald Hampton, pursuant to the Power of Attorney recorded in Instrument #___201907250073391____, said Register's Office.

This is improved property, known as 304 Fairbanks Road, Goodlettsville, TN 37072.

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. Whenever 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 23rd day of July, 2019.

Donald Hampton

Barbara Ann Jack by Donald Hampton AIF

Barbara Ann Jack by Donald Hampton, her Attorney-In-Fact

Pamela Harrell by Donald Hampton AIF

Pamela Harrell by Donald Hampton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2019, before me personally appeared Donald Hampton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2019.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Donald Hampton, Attorney-In-Fact for Pamela Harrell and Barbara Ann Jack, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of July, 2019.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER