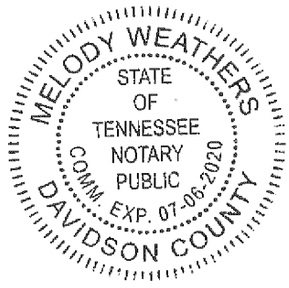
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$348,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF August,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 181
Kay Lynnette Ayers 8260Tapoco Lane Brentwood, Tennessee 37027	SAME	GROUP 03 0A PARCEL 311.00

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 hereby acknowledged, we,

Shawn Hampsey and Tammy Hampsey, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kay Lynnette Ayers, Sole Owner

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. 124 on the Plan of Revision One, Phase Two Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn Hampsey and Tammy Hampsey, husband and wife, by warranty deed from Justin Kane and wife, Kalyn Powell nka Kalyn Kane, dated December 21, 2018 and filed of record in Instrument No. 20181226-0125304, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **8260Tapoco Lane, Brentwood, Tennessee 37027**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Karen Johnson Davidson County
Batch# 271767 DEEDWARR
08/15/2019 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,290.93
20190815-0081687

WITNESS my hand and official seal at office this 9th day of August, 2019.

Shawn Hampsey

Tammy Hampsey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shawn Hampsey and Tammy Hampsey, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

NOTARY PUBLIC

My Commission Expires
January 23, 2023

My Commission Expires:

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Bell Law Settlement Services
112 30th Avenue North
Nashville, Tennessee 37203

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Dellana Lawhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19