Karen Johnson Davidson County
Batch# 493750 DEEDWARR
10/12/2020 09:23:38 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20201012-0118051

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James J. Reese Jr.
8444 Merymont Drive
Nashville, TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE
Same
,

MAP 148
GROUP 13 0
PARCEL 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hampton & Phelps, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James J. Reese Jr.**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 297 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 297 fronts 91 feet on the north side of Fairlane Drive and runs back 170 feet on the west line and 160 feet on the east line, to a dead line in the rear, which is a broken line, measuring 100.9 feet thereon.

Being the same property conveyed to Hampton & Phelps, LLC, by Warranty Deed from Carl W. Hendricks, Sr., dated May 13, 2016 and filed of record May 20, 2016 in Instrument No. 20160520-0050487, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl W. Hendricks, Sr., by Quitclaim Deed from Katherine Reed Hendricks, dated October 24, 1985 and filed of record October 27, 1985 in Book 6693, Page 666, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Hencricks and wife, Katherine Reed Hendricks, by Warranty Deed from George M. Johnson and wife, Lucile B. Johnson, dated July 23, 1969 and filed of record July 25, 1969 in Book 4352, Page 833, Register's Office for Davidson County, Tennessee. The said John B. Hencricks (Hendricks) having since died.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Fairlane Park, of record in Book 2331, Page 145 and 146, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 342 Fairlane Drive, Nashville, Tennessee 37211.

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 James J. Reese Jr., his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 7th day of October, 2020.

Hampton & Phelps, LLC., a Tennessee Limited Liability Company

Chief Member

By: Josie H Phelps, Chief member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Josie H Phelps,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Chief member** of **Hampton & Phelps, LLC., a Tennessee Limited Liability Company,** the within named bargainor **Josie H Phelps**, and that she as such **Chief member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such Chief member.

WITNESS my hand and official seal at office this 7th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY