Karen Johnson Davidson County
Batch# 686192 DEEDWARR
07/28/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210728-0101815

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF July, 2021.

Notary Public

(Affix Seal)

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2023

ROBERTS-T21115

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John M. Roberts and Traci K. Roberts, husband and wife	UNITED WHOLESALE MORTGAGE, LLC	041.00-0-010.00
1296 Old Hickory Blvd.	585 SOUTH BOULEVARD E	
Nashville, TN 37207	PONTIAC, MI 48341	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MATTHEW HAMPTON, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN M. ROBERTS AND TRACI K. ROBERTS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Tract No. 5 on the map showing the Division among the heirs of the Land conveyed by A.C. Dale, Sr. deceased to his wife Mary Kay Dale et al, of record in Book 547, Page 67, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made August 22, 1959 by James A. Hamilton Jr., Surveyor, as follows:

Beginning at a point in the Northerly margin of Old Hickory Boulevard 80 feet East of the Southeast corner of the land that was conveyed to James C.R. Melvin et al by Deed of record in Book 1116, Page 305, Register's Office for Davidson County, Tennessee; thence North 26 deg. 50' East 200 feet to a point; thence South 63 deg. 10' East 52.3 feet to a point, continuing Southeasterly around a slight curve 40.9 feet to a point; thence South 27 deg. 46' West 200 feet to the margin of Old Hickory Boulevard; thence with the margin of the same , Northwesterly around a slight curve, 37.7 feet and North 63 deg. 10' West 52.3 feet to the point of beginning.

Being the same property conveyed to Matthew Hampton, a single man, by deed from Amado Torres, married, in Instrument 201608310091317 dated 08-29-2016 recorded 8-31-2016 in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is(X) improved property known as 1296 Old Hickory Blvd., Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 26th day of July, 2021 :

Matthew Hampton MH

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW HAMPTON, A SINGLE MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 26th day of July, 2021.

Notary Public

My Commission Expires: 10/22/24

ANNA REDDITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/28/2021 (date ~~of document~~).

Affiant Signature

07/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL