Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 686435 DEEDWARR
07/29/2021 11:28:13 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210729-0102105

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES: 4-24-2023.
(AFFIX SEAL)

Chapman & Rosenthal Title, Inc. (Buyer)
MST 2021-1372 (Seller only)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Anne Volz and Adam Michael Robertson	NEW OWNER	126-14-0A-101.00-CO
(NAME)	(NAME)	
1649 Alayna Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phillip C. Hampton, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Anne Volz and Adam Michael Robertson, both unmarried as joint tenants 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, being Lot No. 101 on the Plan of Final Plat Travis Trace Subdivision Phase 4 of record in Plat at Instrument No. 20190710-0067020, 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 Phillip C. Hampton, single, unmarried by Warranty deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20200423-0042708 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 23, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20190710-0067020, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140709-0058975, as amended and supplemented in Instrument No. 20180601-0052239 and Instrument No. 20180604-0052828, Register's Office for Davidson County, Tennessee. Assignment of Developer Rights of record in Instrument Number 20170217-0016413, in the Register's Office for Davidson County, Tennessee. Charter for Homeowner's Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee. Detention Pond Easement Agreement of record in Instrument Number 20130614-0061084, Instrument No. 20130617-0061817, and Instrument No. 20170217-0016414, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20070423-0047772, in the Register's Office for Davidson County, Tennessee. Restrictions for Stormwater

Facilities and Systems of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument No. 20071109-0132431, corrected in Instrument No. 20071210-0142184, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20070801-0091062, Instrument No. 20070801-0091141, Instrument No. 20130614-0061081, in the Register's Office for Davidson County, Tennessee.

This property, known as 1649 Alayna Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 28th DAY OF JULY, 2021.

Phillip C. Hampton

STATE OF Tennessee
COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, **Phillip C. Hampton**, with whom I am personally acquainted (or 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 and official seal at office, this 28th day of JULY, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee (SEAL)
Notary Public
Williamson County