34873-3

Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 691223 **DEEDWARRSP**
08/05/2021 09:51:17 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210805-0105235

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of **August 2021.**

Notary Public

My commission expires: 12/14/25

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hugh Denney and Tomi Lunsford	**Regions Bank DBA Regions Mortgage**	**10415030300**
2610 Natchez Trace	**2050 Parkway Office Circle**	
Nashville, TN 37212	**Hoover, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Justin W. Hampton and Ansley P. Hampton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hugh Denney and Tomi Lunsford, Husband and wife

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 the southerly 10 feet of Lot No. 5 and the northerly 45 feet of Lot No. 6, on the Plan of E.C. Scruggs Subdivision of Lot 33 Belair of Record in Plat Book 547, Page 143, Register's Office for Davidson County Tennessee, to which said plan reference is hereby made for a more and complete and accurate description thereof.

Being all of the same property conveyed to Justin W. Hampton and Ansley P. Hampton, husband and wife, and Ernest W. Hampton and Dorothy J. Hampton, husband and wife, by Deed dated October 25, 2013, from Robert Lee Randalls and wife, Ann Harwell Randalls of record in Instrument No. 20140313-0021045 and further conveyed to Justin W. Hampton and wife, Ansley P. Hampton by Quitclaim Deed dated December 23, 2014, from Justin W. Hampton and Ansley P. Hampton, husband and wife, and Ernest W. Hampton and Dorothy J. Hampton, husband and wife, of record in Instrument No. 20141223-0117550, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of Record in Plat Book 547, Page 143 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein**

2. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **2610 Natchez Trace, Nashville, TN 37212**

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, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **2nd** day of **August 2021.**

By: _____
Justin W. Hampton

By: _____
Ansley P. Hampton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the of , the within named bargainor, a Tennessee limited liability company, and that s/he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Justin W. Hampton** as .

Witness my hand, at office at Nashville, Tennessee, this **4th** day of **August 2021.**

_____
Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON