Karen Johnson Davidson County
Batch# 693592 DEEDWARR
08/09/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210809-0107215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736170

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

Theresa C. Richardson
Notary Public
My Commission Expires: 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon Langston and Kelly Barry	Loandepot.com, LLC	Tax Parcel ID No.
737 Hallcrest Court	4800 N. Scottdale Rd, Ste. 3800	098 05 0A 057.00
Hermitage TN 37076	Scottsdale, AZ 85251	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobby R. Myers, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Langston and Kelly Barry, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.21 on Section Two, Hampton Hall of record in Plat Book 9700, Page 662, 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 Bobby R. Myers, by Warranty Deed from Ryan S. Smolinski and Laura A. Smolinski, Husband and Wife, of record in Instrument No. 20171109-0115315, in the Register's Office of Davidson County, Tennessee, dated November 7, 2017 and recorded on November 9, 2017.

Bobby R. Myers executes this instrument by and through Kayley Walsh, Attorney in Fact pursuant to their Powers of Attorney recorded herewith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Hampton Hall, as recorded in Plat Book 9700, Page(s) 662.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Hampton Hall, as recorded in Plat Book 9700, Page(s) 216.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10278, Page 257; Amendments recorded in Book 10444, Page 460 and Book 10640, Page 947; Supplementary recorded in Book 10301, Page 184; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512 and Notice of Invalid Amendment recorded in Instrument No. 20210202-0015066.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11367, Page 156.

This is improved property located at 737 Hallcrest Court Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2021.

B. Myers R Myers by Kayley Walsh attorney in fact

Bobby R. Myers by Kayley Walsh as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kayley Walsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bobby R. Myers and that she is authorized by Bobby R. Walsh to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of August, 2021.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 27, 2021

Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of AUGUST, 2021.

Date: 8-16-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 16TH day of AUGUST, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY