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

CRT File No. 211037990

Karen Johnson Davidson County
Batch# 755555 **DEEDWARR**
11/16/2021 11:45:21 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20211116-0152397

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2021.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Christopher Hampton and Holly B. Hampton 1009 Tabitha Lane Old Hickory, TN 37138	New Owner	Tax Parcel ID No. 063 04 0A 060.00

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, **Chad Gapen and Jennifer Gapen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Christopher Hampton and Holly B. Hampton, husband and wife**, ("Grantees"), its successors, 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. 142 on the Plan of Phase Four Cleveland Hall Subdivision, of record in Instrument 20080201-0010505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chad Gapen and wife, Jennifer Gapen, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20160926-0101336, in the Register's Office of Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016.

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 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Four Cleveland Hall Subdivision, as recorded in Plat Instrument No. 20080201-0010505.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11725, Page 76, as amended in Instrument Nos. 20051202-0144894; 20071220-0146113; 20080208-0013290; 20081014-0103112 and 20120912-0082762.

Easement for Public Utilities, Drainage and Detention, recorded in Book 7844, Page 262.

Easement for Public Utilities and Drainage, recorded in Book 7844, Page 272.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 8006, Page 677.

Easement for Highway, recorded in Book 8068, Page 524.

Easement recorded in Book 5763, Page 287; Book 6534, Page 6; Book 6764, Page 164; Book 7844, Page 249; Book 7994, Page 167; Book 7994, Page 173; Book 11720, Page 325.

This is improved property located at 1009 Tabitha Lane, Old Hickory, TN 37138

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 12th day of November, 2021.

Chad Gapen

Jennifer Gapen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad Gapen and Jennifer Gapen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022