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

CRT File No. 220842128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $301,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2022.

Notary Public
My Commission Expires: 11-22-25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 916412 DEEDWARR
09/14/2022 09:37:48 AM 2 pgs
Fees: $13.00 Taxes: $1,115.55
20220914-0102423

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack Carlton Dale, III and Anna Grace Stewart and Keith Goeringer 190 Cobblestone Place Drive Goodlettsville TN 37072	New Owner	Tax Parcel ID No. 034-01-0F-046.00 CO

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, **Adam S. Hampton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack Carlton Dale, III and Anna Grace Stewart, Husband and Wife, and Keith Goeringer, A Married Man**, ("Grantees"), their 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 Unit No. 46 on the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cobblestone II Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160401-0031281, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ADAM S. HAMPTON, by deed from MID-TN CAPITAL, LLC, of record in Instrument No. 20171023-0108344, dated October 20, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 034-01-0F-046.00 CO.

Matters shown on the Plan of record as Instrument No. 20100311-0018694, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20160401-0031281, corrected as Instrument No. 20170501-0042305, and amended and/or supplemented as Instrument Nos. 20160929-0102734, and 20180424-0038505, said Register's Office.

Right-of-Way Easement of record in Book 7030, page 407, said Register's Office.

Easement Agreement(s) of record in Book 11248, page 927, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record as Instrument Nos. 20080612-0060827 and 20150825-0085830, said Register's Office.

Grant of Easement of record as Instrument No. 20090114-0003605, said Register's Office. Rights of others in and to party walls.

This is improved property located at 190 Cobblestone Place Drive Goodlettsville TN 37072

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 7th day of September, 2022.

Adam S. Hampton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 7th day of September, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____