WARRANTY DEED

Karen Johnson Davidson County
Batch# 921932 DEEDWARR
09/27/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.53
20220927-0106852

LR-EXT-22-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darian M. Hampton	New Owner	
(NAME)	(NAME)	
1003 Kipling Dr.		**107-14-0-119.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEMPHIS INVESTMENTS PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARIAN M. HAMPTON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 163 on the Plan of Miro Meadows of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 163 fronts 70 feet on the West side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Limited Liability Company by Warranty deed from Richard Delrossi, an unmarried man and Matthew J. Delrossi, a single man of record in Instrument No. 20220112-0004412 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 12, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 94 and 95, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4288 , Page 418, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Kipling Dr., Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14056-RR

Witness my/our hand(s) this the 26 DAY OF SEPTEMBER, 2022.

Memphis Investments Properties III, LLC

BY: _____
Mark Hart
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MEMPHIS INVESTMENTS PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of September, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 9/26/22.

Affiant Signature

9/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of Sept., 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires