File 37350-8

BOX 14

WARRANTY DEED

Karen Johnson
Batch # 1147729
06/17/2024 09:52:33 AM
Fees: $13.00 Taxes: $1,505.90

Davidson County
DEEDWARR
2 pgs

20240617-0045015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$407,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Notary Public

My commission expires: Nov. 2, 2026
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Rosemary Maltese	**OWNER**	**Map 098-05-0-A Parcel 045.00co**
6117 Hampton Hall Way		
Hermitage, TN 37076		

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,

Matthew A. Moore, unmarried

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

Rosemary Maltese, an unmarried woman

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 Lot No. 158, on the Plan of Section One Hampton Hall, RS15 Residential P.U.D., of record in Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew A. Moore, married, by Warranty Deed dated August 26, 2015 from Kecia L. Ray, married, joined by her husband, Wesley C. Ray, of record in Instrument No. 20150828-0087132, Register's Office for Davidson County, Tennessee.

The property conveyed herein was not the place of residence of any spouse, including former spouse, of the Grantor.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 9700, Page 290 and 291, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Declaration of Restrictive Covenants of Hampton Hall nka Villages of Hampton Hall, of record in Book 10278, Page 257, and supplemental to change the name to Villages of Hampton Hall, of record in Book 10301, Page 184, and further amended in Book 10444, Page 460 and Book 10640, Page 947, and Notice of invalid amendment in Instrument No. 20210202-0015066, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Boundary Plat of record in Book 9700, Page 216, said Register's Office. 4) Conveyance of common area to Hampton Hall Homeowners Association, Inc., of record in Book 10420, Page 359, said Register's Office. 5) Charter of Villages of Hampton Hall Homeowners' Association, Inc., of record in Book 10290, Page 261, said Register's Office. 6) Storm Water Detention Agreement of record in Book 10584, Page 114, Register's Office for Davidson County, Tennessee. 7) All matters shown on the Resubdivision of the open space of record in Plat Book 11190, Page 73, said Register's Office. 8) Dedication of common areas to Hampton Hall Homeowners' Association, Inc. of record in Book 11577, Page 620, said Register's Office. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **6117 Hampton Hall Way, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **14th** day of **June, 2024.**

Matthew A. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew A. Moore,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON