McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/06 13:36 2 pg
Fees:13.00 Taxes:1739.00

20060912-0112909

STATE OF TENNESSE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9/08/2006

Notary Public

MY COMMISSION EXPIRES: 4/27/09

(AFFIX SEAL)

Anna Gregory Notary Public State of Tennessee Sumner County

THIS INSTRUMENT WAS PREPARED BY:

U.S. Title Partners, Inc. , 3117 New Hope Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karolyn J. Kilcrease	~~AmSouth Bank~~ New Owner	**033-00-0-200.00**
(NAME) **512 West Campbell Road**	(NAME)	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joel W. Hemphill, Jr. and wife, Sue Ann Hemphill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karolyn J. Kilcrease and William T. Jackson, unmarried woman and married man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 2, PLAT NO. 2 OF THE R. L. SAD LER TRACT, as shown on plat of record in Plat Book 5190, Page 788, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joel W. Hemphill, Jr. and wife, Sue Ann Hemphill by Warranty Deed from Michael Thomas Santi and wife, Betty Ann Santi, recorded on the 28th day of November, 1995 in Deed Book 9870, Page 125, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **512 West Campbell Road, Goodlettsville, TN 37072**

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, their heirs and assigns forever; and we do covenant with 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 our hand this 8th of September, 2006.

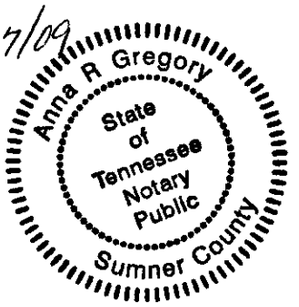
Joel W. Hemphill, Jr.

Sue Ann Hemphill

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel W. Hemphill, Jr. and wife, Sue Ann Hemphill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Commission expires: 4/27/09



Anna R Gregory
Notary Public