File No. 281100439

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/22/08 10:42 5 pgs
Fees:28.00 Taxes:77.70
20081222-0121783

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Hemphill	David R. Hemphill	07213025600
(NAME)	(NAME)	
915 West Douglas	1324 Bell Grimes Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37207	
(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 considerations, the receipt of which is hereby acknowledged, we, **David W. Eddings and James E. Eddings, Jr. and Glenda Faye Eddings and Michael Scott Eddings and Mary Helen Eddings Poole and Mark Wayne Eddings and Danny J. Eddings and Mary Helen Eddings Graham and Stephen Eddings and Richard Eddings and Sandra Eddings and Rhonda F. Fletcher and Brenda D. White,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **David R. Hemphill and wife, Leah J. Hemphill,** hereinafter called the grantee(s), 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, and without the corporate limits of any municipality, being Lot No. 217, Plat of Trevecca Subdivision of Renraw, as shown on plat of record in Plat Book 421, Page 72-73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to James E. Eddings and wife, Mattie Hewitt Eddings by Deed from Brack McLain and Della McLain of record in Book 1284, Page 51, filed for record on December 14, 1943, Register's Office for Davidson County, Tennessee. James E. Eddings was the surviving tenant by the entirety of Mattie Hewitt Eddings who died September 18, 1951. James E. Eddings married Beula Eddings. James E. Eddings predeceased his wife Beula Eddings on March 1, 1974 leaving no will and leaving Beula Eddings as surviving tenant by the entirety. Beula Eddings died April 23, 1979 and left her interest in said property to her six step-children, James E. Eddings, Jr., Ray A. Eddings, Ralph D. Eddings, Mary E. Stackpole (n/k/a Mary Helen Eddings Graham), David W. Eddings and Danny J. Eddings to be divided equally, share and share alike as mentioned in her Last Will and Testament of record in Will Book 27, Page 235, Sumner County, Tennessee. The said Ralph D. Eddings (a/k/a Ralph Denison Eddings) having since deceased on May 19, 2000 leaving his portion of said property to his wife Glenda Faye Eddings by virtue of a Last Will and Testament that has not been probated. For further reference see Affidavit of Heirship for Ralph Eddings of record in Instrument number 20081222-0121774, Davidson County, Tennessee. Ralph's children, Michael Scott Eddings, Mark Wayne Eddings and Mary Helen Eddings (n/k/a Mary Helen Eddings Poole) are signing their interest away due to Ralph's will not having been probated. Ray A. Eddings (a/k/a Ray Aldis Eddings) having since deceased on November 9, 2005. His wife, Iona Dell Eddings predeceased Ray on March 2, 2003. The said Ray A. Eddings left his portion of said property to his children, Stephen Ray Eddings (a/k/a Stephen Eddings), Brenda Dianne Eddings (n/k/a Brenda D. White), Sandra Kay Eddings (a/k/a Sandra Eddings), Rhonda Faye Eddings (n/k/a Rhonda F. Fletcher) and Richard Allen Eddings (a/k/a Richard Eddings) by virtue of his Last Will and Testament. For further reference see Affidavit of Heirship for Ralph Eddings of record in Instrument number 20081222-0121775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 421, Page 72-73 and to any and all existing easements and restrictions of record, Register's Office for Davidson County, Tennessee. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 915 West Douglas, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 12th day of December, 2008.

David W. Eddings

James E. Eddings

Glenda Faye Eddings

Michael Scott Eddings by Glenda Faye Eddings AIF
Michael Scott Eddings by Glenda Faye Eddings, Attorney in Fact

Mary Helen Eddings Poole by Glenda Faye Eddings AIF
Mary Helen Eddings Poole by Glenda Faye Eddings, Attorney in Fact

Mark Wayne Eddings by Glenda Faye Eddings AIF
Mark Wayne Eddings by Glenda Faye Eddings, Attorney in Fact

Danny J. Eddings
Danny J. Eddings

Mary Helen Eddings Graham
Mary Helen Eddings Graham

Stephen Eddings
Stephen Eddings

Richard Eddings by Stephen Eddings, Attorney in Fact
Richard Eddings by Stephen Eddings, Attorney in Fact

Sandra Eddings by Stephen Eddings, Attorney in Fact
Sandra Eddings by Stephen Eddings, Attorney in Fact

Rhonda F. Fletcher by Stephen Eddings, Attorney in Fact
Rhonda F. Fletcher by Stephen Eddings, Attorney in Fact

Brenda D White by Stephen Eddings, Attorney in Fact
Brenda D. White by Stephen Eddings, Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David W. Eddings and James E. Eddings Jr. and Glenda Faye Eddings and Danny J. Eddings and Mary Helen Eddings Graham and Stephen Eddings the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

My commission expires: 11-28-09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

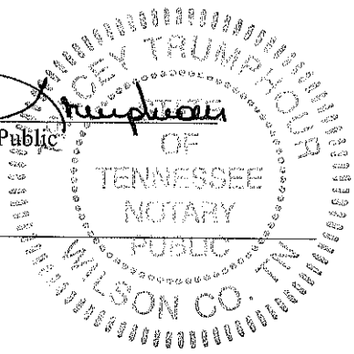
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Faye Eddings, with whom I am personally acquainted and show proved herself to be the Attorney in fact of Michael Scott Eddings, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11.28.09

Notary Public



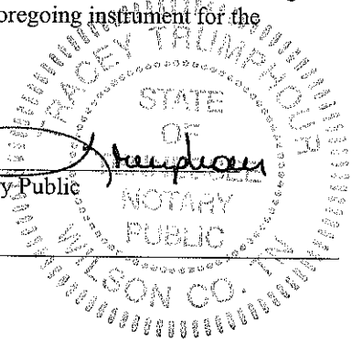
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Faye Eddings, with whom I am personally acquainted and show proved herself to be the Attorney in fact of Mary Helen Eddings Poole, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11.28.09

Notary Public



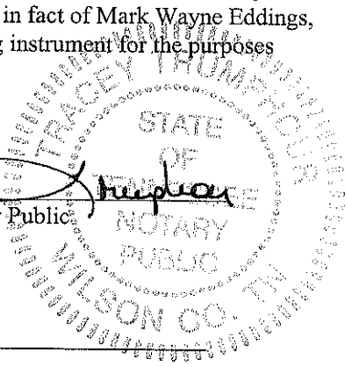
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda Faye Eddings, with whom I am personally acquainted and show proved herself to be the Attorney in fact of Mark Wayne Eddings, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11.28.09

Notary Public



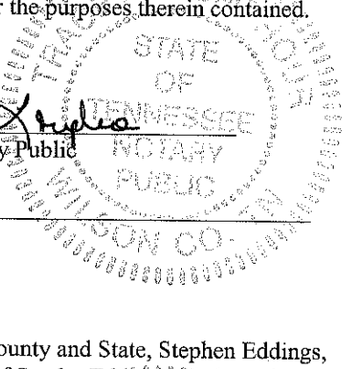
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Eddings, with whom I am personally acquainted and show proved himself to be the Attorney in fact of Richard Eddings, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11.28.09

Notary Public



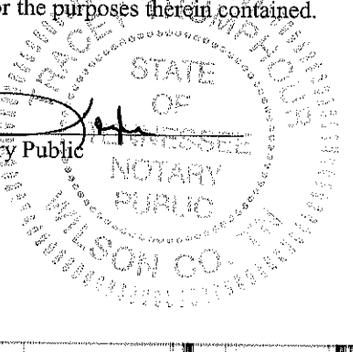
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Eddings, with whom I am personally acquainted and show proved himself to be the Attorney in fact of Sandra Eddings, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11.28.09

Notary Public



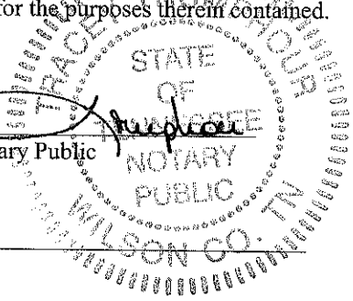
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Eddings, with whom I am personally acquainted and show proved himself to be the Attorney in fact of Brenda D. White, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11-28-09

Notary Public



STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Eddings, with whom I am personally acquainted and show proved himself to be the Attorney in fact of Rhonda F. Fletcher, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

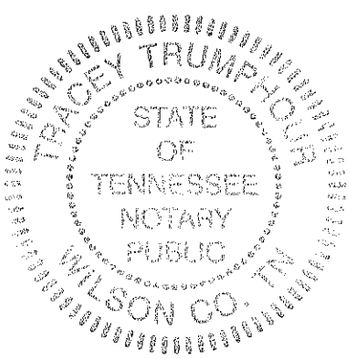
Witness my hand and official seal at Mt. Juliet, TN, this 12th day of December, 2008.

My Commission Expires: 11-28-09

Notary Public

File Number: 281100439

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/2011

280100842