WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/2011

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/04/09 10:50 3 pgs
Fees:18.00 Taxes:3215.30
20090804-0072840

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Rankin	Pinnacle National Bank	Map 159-1
(NAME)	(NAME)	
401 Oakleigh Hill	211 Commerce St. Ste 300	Parcel 34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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, **NEIL D. HEMPHILL AND WIFE, HELEN D. HEMPHILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN M. RANKIN AND WIFE, ANN F. RANKIN**, 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. 36 on the Plan of Hound's Run, a Planned Unit Development, of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TOGETHER WITH AN EASEMENT over that certain land in Davidson County, Tennessee, being a portion of Lot No. 17, Hound's Run, of record in Plat Book 6900, Pages 167-171, Register's Office for Davidson County, Tennessee, said portion being described as commencing at the common corner of Lots 17, 18 and 36, said subdivision; thence, along the common boundary of Lots 17 and 36, said subdivision, South 38 degrees 42' 08" East a distance of 60.7 feet to a point in the northwestern right-of-way of Oakleigh Hill; thence northeasterly with the right-of-way of Oakleigh Hill along a curve to the right shown on said plan as having a delta of 55 degrees 38' 54", a radius of 115.00 feet, a tangent of 60.69 feet and a length of 111.69 feet to a monument; thence, westerly along a straight line to the point of beginning.

Being the same property conveyed to Neil D. Hemphill and wife, Helen D. Hemphill, by deed from Mary Ann McCready, Successor Trustee of the 401 Oakleigh Hill Trust, of record in Instrument #20001113-0112360, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 167-171, said Register's Office; (c) restrictive covenants of record in Book 7079, page 995, Book 7238, page 736, 7826, page 995 and Book 11719, page 845, said Register's Office; (d) Bylaws of record in Instrument #20060206-0014746, said Register's Office; and (e) easements of record in Book 8855, page 988 and Book 9622, page 483, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Oakleigh Hill, Nashville, Tennessee 37215
(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 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 hands this 29TH day of July, 2009.

Neil D. Hemphill by Helen D. Hemphill His Attorney in Fact

Neil D. Hemphill
By Helen D. Hemphill, Attorney in Fact

Helen D. Hemphill

Helen D. Hemphill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen D. Hemphill, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2009.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2009, before me personally appeared Helen D. Hemphill, to me known to be the person who executed the foregoing instrument on behalf of Neil D. Hemphill and acknowledged that she executed the same as the free act and deed of Neil D. Hemphill.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2009.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

Amy Cross Nance
State of Tennessee Notary Public
Williamson County