| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Tony Hemphill<br>Mark Wayman<br>299 Kim Marie Way<br>Pegram, TN 37143 | New Owner | 060-15-0-007.00 |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110039089 DEEDWARR
Recvd: 06/30/11 08:23 2 pgs
Fees:13.00 Taxes:148.00
20110630-0049943

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Larry J. Hasty, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Tony Hemphill and Mark Wayman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 11 on the plan of a subdivision of the Len K. Hart Property, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Said Lot No. 11 fronts 165 feet on the northerly side of a 40 foot unnamed street and runs back 274 feet on the westerly line and 310 feet on the easterly line to the southerly line of Lot No. 5, measuring 160.6 feet thereon.

INCLUDEDIN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN TRANSACTION is that certain tract of land conveyed to Vernon I. Archey and wife, Ethel M. Archey of record in Book 3433, page 277, said Register's Office as follows:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, and also being Lot "B" as shown on a survey made by Z.J. Wilkinson, Surveyor, dated April 29, 1952, of record in Book 2280, page 44, Register's Office as follows:

Beginning at a point in the northerly margin of Lemuel Road, at an iron pin 14 feet west of the corner of Lots 10 and 11; thence in a northerly direction 305 feet to an iron pin which is located 9 feet west of the corner of Lots 10 and 11; thence North 76 deg. 45' West 75 feet to an iron pin, a corner of Lots A and B, on said survey; thence southerly along the line of said lot, 288 feet to an iron pin in the northerly margin of Lemuel Road; thence with said Road, South 64 deg. 15' East 81 feet to the point of beginning.

Being a part of the same property conveyed to Larry Hasty, by Quit Claim Deed from Larry Hasty and wife, Catherine Q. Hasty, dated January 13, 2006, of record in Instrument No. 20060120-0007773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **121 Lemuel Road, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **June, 2011.**

**GRANTOR(S)**

Larry J. Hasty

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry J. Hasty** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **29th** day of **June, 2011.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013