BILL GARRETT, Davidson County
Trans: T20130093420 DEEDWARR
Recvd: 10/31/13 14:55 2 pgs
Fees: 13.00 Taxes: 316.35
20131031-0113261

Warranty Deed

ANGIE L. LAWLESS NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,500.00. Affiant Subscribed and sworn to before me, this the 30th day of October, 2013. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zaineb Jean Horton	Regions Bank d/b/a Regions Mortgage	
1728 25th Avenue N.	2050 Parkway Office Circle	08110017700
Nashville, TN 37207	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID R. HEMPHILL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZAINEB JEAN HORTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 111 on the Plan of Cobbs Subdivision of Lot No. 6, Harding Dosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Hemphill by Deed from Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5, by Saxon Mortgage Services, Inc. as its attorney-in-fact of record at Instrument No. 20100315-0019248, Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 15, 2010.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 By Successor Trustee's Deed from Robert S. Coleman Jr., in his capacity as Successor Trustee of record in Instrument No. 20100115-0003948, Register's Office for Davidson County, Tennessee, dated January 08, 2010 and recorded January 15, 2010. Appointment of Successor Trustee of record in Instrument No. 20080918-0095228.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-5 By Successor Trustee's Deed from Robert S. Coleman Jr., in his capacity as Successor Trustee of record in Instrument No. 20090126-0006798, Register's Office for Davidson County, Tennessee, dated January 09, 2009 and recorded January 26, 2009. Appointment of Successor Trustee of record in Instrument No. 20080918-0095228.

Being the same property conveyed to Cleveland R. Anthony and wife, Katherine J. Anthony by deed from John B. Simpson of record in Book 7584, Page 222, Register's Office for Davidson County, Tennessee, dated June 25, 1988 and recorded June 27, 1988. See also Final Decree Confirming Sale of record in Instrument No. 20081017-0104735 and Decree for Redemption of record in Instrument No. 20090828-0081052.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1728 25th Avenue N., Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of October, 2013.

David R. Hemphill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David R. Hemphill , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2013.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires:

Leah Hemphill, spouse of David R. Hemphill, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Leah Hemphill By David R. Hemphill

Leah Hemphill by David R. Hemphill
as Attorney in Fact
AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2013, before me personally appeared David R. Hemphill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leah Hemphill as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Leah Hemphill.

Witness my hand and seal this 30th day of October, 2013.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: