File 26019-8 return to: John T. Cook, P.C. Box 14

2927 Berry Hill Dr
Nashville, TN 37204

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047234 DEEDWARR
Recvd: 07/02/14 12:50 4 pgs
Fees:23.00 Taxes:1295.00

20140702-0058275

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF JUNE, 2014.

Notary Public

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

MY COMMISSION EXPIRES: 5-8-18

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F, Hempel & Melissa S. Hempel 8033 Montcastle Drive Nashville, Tennessee 37221	**Farmington Mortgage, a Division of Capstar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215**	155-02-0A-009.00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK E. RYMAN AND WIFE, NATALIE S. RYMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT F. HEMPEL AND WIFE, MELISSA S. HEMPEL** HEREINAFTER CALLED THE GRANTEES, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

This is improved property, known as: 8033 Montcastle Drive, Nashville, Tennessee 37221.

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 singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2014.

Mark E. Ryman

Natalie S. Ryman

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, Mark E. Ryman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained, as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL this 30th day of June, 2014.

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

Notary Public

My Commission Expires: 3/8/16

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, Natalie S. Ryman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained, as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL this 30th day of June, 2014.

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

Notary Public

My Commission Expires: 3/8/16

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 8033 Montcastle Drive, Nashville, Tennessee 37221

Map/Parcel: 155-02-0A-009.00-CO

Description:

Land in Davidson County, Tennessee, being Lot 9, as shown on the map entitled Montcastle Estates, of record in Plat Book 6900, page 326, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark E. Ryman and wife, Natalie S. Ryman, by deed from Thomas R. Vorholt and wife, Connie L. Vorholt, of record in Book 10249, page 185, dated October 30, 1996, said Register's Office.

EXHIBIT B
(EXCEPTIONS)

General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 155-02-0A-009.00-CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7170, page 926, amended in Book 7260, page 295, said Register's Office.

Easements as set forth in Declaration of Covenants, Conditions and Restrictions for Montcastle Estates of record in Book 7170, page 926, amended in Book 7260, page 295, said Register's Office.

Assessments, special assessments, charges and liens, contained in Declaration of Covenants, Conditions and Restrictions for Montcastle Estates of record in Book 7170, page 926, and in Book 7260, page 295, said Register's Office.

Matters shown on the Plan of record in Plat Book 6900, pages 326 and 327, said Register's Office