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This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Richard Wade Sempkowski et ux
6104 Pinehurst Drive
Nashville, Tennessee 37215-5610

SEND TAX BILL TO:
Farmington mortgage
2008 Richard Jones Rd
#300-A
Nashville TN 37215

MORTGAGEE:
Same

Map/Parcel
158-3-62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anita L. Wilson and Patricia L. Martin, Co-Trustees of the Virginia C. Lyne Trust under the Will of Rebecca C. Lyne dated 1/24/2000,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Richard Wade Sempkowski and Rebecca Sempkowski, husband and wife**, 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. 494** on the Plan of **Hillsboro Park, Section VIII**, as shown by plat and survey of record in Plat Book 2663, page 96, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anita L. Wilson and Patricia L. Martin, Co-Trustees of the Virginia C. Lyne Trust under the Will of Rebecca C. Lyne dated 1/24/2000 by Executor's Deed dated September 17, 2007, from Anita L. Wilson, Executor of the Estate of Rebecca C. Lyne, of record in Instrument #20070919-0111879, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **6104 Pinehurst Drive, Nashville, Tennessee 37215-5610.**

BILL GARRETT, Davidson County
Trans:T20150010284 DEEDWARR
Recvd: 02/10/15 10:35 2 pgs
Fees:13.00 Taxes:1461.50
20150210-0012202

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **9th** day of **February, 2015.**

Anita L. Wilson

Anita L. Wilson, Co-Trustee of the Virginia C. Lyne Trust under the Will of Rebecca C. Lyne dated 1/24/2000

Patricia L. Martin

Patricia L. Martin, Co-Trustee of the Virginia C. Lyne Trust under the Will of Rebecca C. Lyne dated 1/24/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anita L. Wilson and Patricia L. Martin, Co-Trustees of the Virginia C. Lyne Trust under the Will of Rebecca C. Lyne dated 1/24/2000,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of February, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $395,000.00.

Mary Grace
AFFIANT

Subscribed and sworn to before me on this 9th day of February, 2015.

Priscilla C. Urbanek
NOTARY PUBLIC

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016