BILL GARRETT, Davidson County
Trans:T20150026794 DEEDWARR
Recvd: 04/10/15 09:28 2 pgs
Fees:13.00 Taxes:351.50
20150410-0031545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Penelope Styles
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF April, 2015

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Penelope Styles 7460 Whites Creek Pk. Joelton, TN 37080	Penelope Styles 7460 Whites Creek Pk. Joelton, TN 37080	015-00-0-056.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOEL W. HEMPHILL

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PENELOPE STYLES

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying and being n the 14th District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of the Nashville and Springfield Road, being a corner to Gailie W. Williams and B. F. Binkley, thence with the center of said road in a southerly direction 77 feet to a point in the center of said road; thence in an easterly direction 346 feet to a point; thence in a northerly direction 77 feet to a point in B. F. Binkley's south line; thence with Binkley's south line in a westerly direction 346 feet to the point of beginning. Said lot containing .61 acres, more or less.

Being the same property conveyed to JOEL W. HEMPHILL, by deed from JESSIE PERRY, ADMINISTRATOR OF THE ESTATE OF BUFORD E. PERRY, of record as Instrument No. 20130828-0091056, dated August 27, 2013, said Register's Office.

THE HEREIN PROPERTY BEING CONVEYED IS NOT THE RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

This improved property is known as 7460 Whites Creek Pike, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 09 day of April, 2015.

Joel W. Hemphill

Joel W. Hemphill

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joel W. Hemphill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 09th day of April, 2015.

Howard M. Skipworth

Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016