WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: March 11, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marva J. Hemphill	US Bank	033130a04100co
(NAME)	(NAME)	
908 Hidden Springs	3301 Rider Trail S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/23/15 13:24 3 pgs
Fees:18.00 Taxes:888.00
20151123-0118623

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Henry Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marva J. Hemphill, a single woman**, 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. 41 on the Final Plat of Hidden Springs, Phase Two, of record as Instrument No. 20061101-0135726, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry Enterprises, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20150429-0038312 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ☐

This is improved ☒ property, known as 908 Hidden Springs, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hands this 20th day of November, 2015.

Henry Enterprises, LLC, a Tennessee limited liability company by Michael L. Henry as Chief Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michael L. Henry with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Henry Enterprises, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, who further acknowledged that he is the Chief Manager of Henry Enterprises, LLC and as such Chief Manager, he is authorized by Henry Enterprises, LLC to execute this instrument on its behalf.

WITNESS my hand and seal this 20th day of November, 2015.

Notary Public
My Commission Expires:

File No.: 40157

NICK HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2018

True Copy Certification

I, Aric Hinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake [Name of Notary], a notary public for this county and state, Aric Hinson [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 11, 2017

{Notary' Seal}

