THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $433,050.00

Affiant

BILL GARRETT, Davidson County
Trans: T20160087154 DEEDWARR
Recvd: 10/04/16 11:24 2 pgs
Fees: 13.00 Taxes: 1602.29
20161004-0104474

Subscribed and sworn to before me, this the 30th day of September, 2016.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/8/16

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gary Dempsey Ann Dempsey 119 Haverford Drive Nashville, TN 37205	new owner	116-13-32.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William L. Sheffield, and Melissa Walker Bell Sheffield, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gary Dempsey and Ann Dempsey, 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. 31 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William L. Sheffield, an unmarried man by Warranty Deed from Rev. Clarence Roy Stauffer, married and Dr. C. Roy Stauffer, married, dated May 27, 2014, recorded May 29, 2014, of record in Instrument No. 20140529-0046361, Register's Office for Davidson County, Tennessee.

This is improved property located at: 119 Haverford Drive, Nashville, TN 37205

Melissa Walker Bell Sheffield joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

William L. Sheffield

Melissa Walker Bell Sheffield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William L. Sheffield**, and **Melissa Walker Bell Sheffield**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2016.

Notary Public
My Commission expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017