ADDRESS NEW OWNER: The Trinity Group of Middle ~~TN~~ Tennessee, LLC

PO Box 105

Pegram TN 37143

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 91-10-36.00

Davidson County DEEDWARR
Recvd: 01/27/17 15:53 3 pgs
Fees:18.00 Taxes:308.95
20170127-0009279

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bill Hemphill** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **The Trinity Group of Middle Tennessee, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 79 on the Plan of Subdivision of Lots 39 & 40, B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 50 feet on the southerly margin of Mackie Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Bill Hemphill from Federal Home Loan Mortgage Corporation through its duly authorized Attorney in Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services by Special Warranty Deed recorded on August 29, 2012, in Instrument No. 20120829-0077874, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been used as his marital residence and is not subject to any marital interest therein.

This is property with a common address of 5821 Mackie Place, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.
(3) Easement for sanitary sewers, storm drainage, water mains and appurtenances, in Instrument No. 20050812-0095700, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of January 2017.

X _____ _____

Bill Hemphill

_____ _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bill Hemphill,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of January 2017.

_____

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $83,500.00.

X _____

Affiant

Subscribed and sworn before me this 27th day of January 2017.

_____

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1701K028

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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

x _____
Signature

State of TN
County of Davidson

Personally appeared before me, Mary Kathryn Charlton, a notary public for this county and state, Cindy S. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY