30697-8A Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 96231 DEEDWARR
05/24/2018 09:21:31 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180524-0049735

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.**

Jessica D. Puckett
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2018.

Anna Agee
Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stream Family Trust, LLC, a Louisiana limited liability company	**New Owner**	**Map 155-02-0-A Parcel 009.00co**
2417 Shell Beach Drive		
Lake Charles, LA 70601		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert F. Hempel and wife, Melissa S. Hempel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stream Family Trust, LLC, a Louisiana limited liability company

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. 9, on the Plan of Montcastle Estates, of record in Plat Book 6900, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert F. Hempel and wife, Melissa S. Hempel, by Deed dated June 30, 2014 from Mark E. Ryman and wife, Natalie S. Ryman, of record in Instrument No. 20140702-0058275, Register's Office for Davidson County, Tennessee. The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 326 and 327, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Boundary Plat of record in Plat Book 6900, Page 623, Register's Office of Davidson County, Tennessee. (3) Easement and Right of Way for street purposes conveyed to Metro Government of record in Book 8068, Pages 291 and 296, said Register's Office. (4) Declaration of Covenants, Conditions and Restrictions of Montcastle Estates, of record in Book 7170, Page 926, amended in Book 7260, Page 295, Register's Office for Davidson County, Tennessee. (5) Charter of Montcastle Estates Homeowners' Association, Inc. of record in Book 7421, Page 27, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 326 and 327, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Boundary Plat of record in Plat Book 6900, Page 623, Register's Office of Davidson County, Tennessee. (3) Easement and Right of Way for street purposes conveyed to Metro Government of record in Book 8068, Pages 291 and 296, said Register's Office. (4) Declaration of Covenants, Conditions and Restrictions of Montcastle Estates, of record in Book 7170, Page 926, amended in Book 7260, Page 295, Register's Office for Davidson County, Tennessee. (5) Charter of Montcastle Estates Homeowners' Association, Inc. of record in Book 7421, Page 27, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **8033 Montcastle Drive, Nashville, TN 37221**

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 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 hand(s) this 23rd day of **May, 2018.**

Robert F. Hempel

Melissa S. Hempel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert F. Hempel and Melissa S. Hempel,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this 23rd day of **May, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21