Bill Garrett Davidson County
Batch# 109560 DEEDWARR
06/27/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,903.50
20180627-0062056

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,055,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 2.12.20

(AFFIX SEAL)

AMANDA MINOR NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael Scott Habeck and Lucy Marie Habeck	U.S. Bank Home Mtg.	15902006600
(NAME)	(NAME)	
1313 Beddington Park	7601 Penn Ave S. #A1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Joel W. Hemphill, Jr. and spouse, Sue A. Hemphill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Scott Habeck and Lucy Marie Habeck, 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. 75 on the Plan of Hound's Run of record in Book 6900, Page 167-171, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joel W. Hemphill Jr. and spouse, Sue A. Hemphill by deed dated June 19, 2006 from Larry W. Driver, II and spouse, Lynn Ware Driver of record in Instrument No. 20060703-0079254, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1313 Beddington Park, Nashville, TN 37215
(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 **26th** day of **June, 2018.**

Joel W. Hemphill Jr.

Sue A. Hemphill

State of Tennessee
County of Davidson

On this 26th day of June, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Joel W. Hemphill Jr. and Sue A. Hemphill, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 26th day of June, 2018.

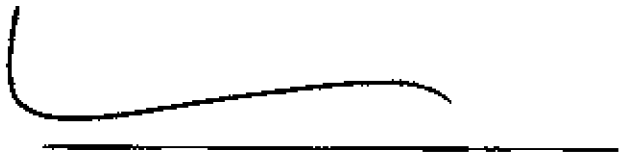
I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Habeck

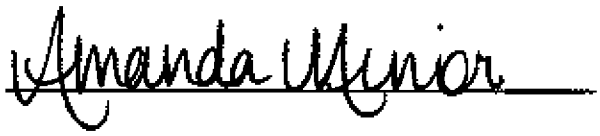
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

