Karen Y Johnson Davidson County
Batch# 169206 DEEDWARR
11/30/2018 03:27:13 PM 2 pgs
Fees: $13.00 Taxes: $455.84
20181130-0117197

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,200.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2018.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marjorie D. Blanton James C. Blanton III	WILSON BANK & TRUST	
306 Peachtree Street	PO BOX 7168	11901045600
Nashville, TN 37210	LEBANON, TN 37088	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDDY HEMPHILL, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. BLANTON III AND MARJORIE D. BLANTON, HUSBAND AND WIFE,,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 and easterly one half of Lot No. 9 on the Plan of Overhill City and W. H. Fox's Subdivision of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 10 and part of Lot No. 9 front together75 feet on the northerly side of Peachtree Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lawrence Hemphill and wife, Barbara Hemphill by Warranty deed from Howard G. T. Hunt and wife, Charlie Mae Hunt of record in Book 5189, page 291, Register's Office for Davidson County, Tennessee, dated August 26, 1977 and recorded on August 29, 1977.

Being the same property conveyed to Kerry Hemphill, an unmarried man by Quitclaim deed from Lawrence Hemphill and wife, Barbara Hemphill of record in Instrument No. 20060929-0120718 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on September 29, 2006.

Being the same property conveyed to Dillard L. Hemphill by Quitclaim deed from Kerry Hemphill, an unmarried man of record in Instrument No. 20090706-0062504 Register's Office for Davidson County, Tennessee, dated July 6, 2009 and recorded on July 6, 2009.

Dillard Lawrence Hemphill died September 13, 2018 leaving son Eddy Hemphill per Affidavit of Heirship recorded at Book R2518, page 805 in the Register's Office of Maury County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 306 Peachtree Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2018.

Eddy Hemphill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eddy Hemphill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2018.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

Wanda Hemphill, spouse of **Eddy Hemphill**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Wanda Hemphill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wanda Hemphill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2018.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public