Karen Johnson Davidson County
Batch# 242092 DEEDWARR
06/12/2019 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20190612-0056255

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2019059013kh

Foothills Title Services, Inc.
3208 Tazewell Pike, Suite 101
Knoxville, Tennessee 37918

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carmen Stempfley 2985 Harbor Lights Drive Nashville, TN 37217	Carmen Stempfley C/O Security National Mortgage 5300 South 360 West, Suite 150 Murray, UT 84123	136 05 OA 071.00

WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2019 between **JANE BURKE BREWSTER**, unmarried, a resident of Davidson County, Tennessee ("Grantor") and **CARMEN STEMPFLEY** and wife, **MAXIMINA STEMPFLEY**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, and being Lot No. 120 on the Plan of Bayview Estates, Phase Two, (Planned Unit Development) of record as Instrument No. 20000609-0057633 in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description thereof.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee, including, but not limited to, those of record in Instrument Number 20000609-0057633.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

BEING AND INTENDING TO BE the same property conveyed to Jane Burke Brewster, a single woman, by Warranty Deed dated 1/23/2017 and filed of record in Instrument No. 20170213-0014602 in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular 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 hereunder set Grantor's hand and seal as of the date first recited above.

_____(L.S.)
JANE BURKE BREWSTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Jane Burke Brewster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 7th day of June, 2019.

TROY D. BROWN
TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

_____
Notary Public

My Commission Expires: 2/2/20

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 267,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed and sworn to before me this 7th day of June, 2019.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

_____
Notary Public

My commission expires: 12/15/21

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY